



## **PLANNING COMMISSION WORK SESSION AGENDA**

**Monday, April 10, 2023 - 6:00 PM**

**City Hall, Council Chambers, 169 SW Coast Hwy, Newport, OR 97365**

---

All public meetings of the City of Newport will be held in the City Council Chambers of the Newport City Hall, 169 SW Coast Highway, Newport. The meeting location is accessible to persons with disabilities. A request for an interpreter, or for other accommodations, should be made at least 48 hours in advance of the meeting to Erik Glover, City Recorder at 541.574.0613, or [e.glover@newportoregon.gov](mailto:e.glover@newportoregon.gov).

All meetings are live-streamed at <https://newportoregon.gov>, and broadcast on Charter Channel 190. Anyone wishing to provide written public comment should send the comment to [publiccomment@newportoregon.gov](mailto:publiccomment@newportoregon.gov). Public comment must be received four hours prior to a scheduled meeting. For example, if a meeting is to be held at 3:00 P.M., the deadline to submit written comment is 11:00 A.M. If a meeting is scheduled to occur before noon, the written comment must be submitted by 5:00 P.M. the previous day. To provide virtual public comment during a city meeting, a request must be made to the meeting staff at least 24 hours prior to the start of the meeting. This provision applies only to public comment and presenters outside the area and/or unable to physically attend an in person meeting.

The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

---

### **1. CALL TO ORDER**

*Bill Branigan, Bob Berman, Jim Hanselman, Gary East, Braulio Escobar, John Updike, Marjorie Blom, Dustin Capri, and Greg Sutton.*

### **2. UNFINISHED BUSINESS**

**2.A Update on Status of Yaquina Bay Estuary Plan Update.**

[Memorandum](#)

[Estuary Management Plan Project Timeline](#)

[Estuary Management Plan PowerPoint \(Advisory Committee Meeting #4\)](#)

**2.B Review Results from Housing Production Online Survey and Recommended Housing Production Strategies.**

[Memorandum](#)

[Memo Summarizing Online Survey Results, by ECONorthwest, dated 3/27/23](#)

[PowerPoint Presentation by ECONorthwest, dated 3/30/23](#)

**3. NEW BUSINESS**

**3.A Discuss Housing Related Bills in the 2023 Oregon Legislative Session.**

[Memorandum](#)

[City Council comments on HB 3414](#)

**3.B Planning Commission Work Program Update.**

[PC Work Program - 04-07-23](#)

**4. ADJOURNMENT**

### Memorandum

To: Planning Commission/Commission Advisory Committee

From: Derrick I. Tokos, AICP, Community Development Director 

Date: April 7, 2023

Re: Update on Status of Yaquina Bay Estuary Plan Update

---

The State of Oregon, through its Department of Land Conservation and Development (DLCD), is partnering with Lincoln County, Newport, and Toledo to update the Yaquina Bay Estuary Management Plan. This plan provides land use and natural resource policy guidance for how development and related activities should occur within the bay and its estuarine areas. The existing plan is almost 40 years old and needs an update. DLCD is the lead agency for this planning effort, with funding being provided by the National Oceanic and Atmospheric Administration. The end product of this planning effort will be used to inform updates to the City's Comprehensive Plan and land use regulations that apply to in-water development.

DLCD introduced the Yaquina Bay Estuary Management Plan update process to the Newport Planning Commission and City Council in April of 2021. Since then they have been working with an advisory committee made up of policymakers/stakeholders and a steering committee of technical experts (including myself). Councilor Parker represents Newport on the advisory committee. DLCD, and their consultants Willamette Partnership, are now at a point where they will begin to publicly vet a package of recommended plan amendments.

Attached is a timeline showing where things stand with the project. Also attached is a PowerPoint presentation from the March advisory committee meeting. Many of the changes relate to restructuring, clarifying and hopefully streamlining the plan's provisions. Consideration of the impact of climate change on projects planned within the estuary is an issue that has garnered a significant amount of discussion. How that is accomplished could significantly impact operations at the Port of Newport. DLCD has committed to making their staff available for a work session in the coming months to review their recommended package of amendments. I'll plug it into the work program once we have the details.

Here is a link to the project website where you can sign-up for updates if so inclined. <https://www.yaquina-emp.org/>. I'll be happy to field any questions you may have at Monday's work session.

#### Attachments

Estuary Management Plan Project Timeline

Estuary Management Plan PowerPoint (Advisory Committee Meeting #4)

Yaquina EMP Timeline

Last Updated on 3/13/2023

Denotes events or documents finalized/released

PROJECT COMPONENT		DETAILS		2023																			
			Date of 1st Mon of each week	January					February					March					April				
		LEAD		2	9	16	23	30	6	13	20	27		6	13	20	27		3	10	17	24	
Content Drafting		Draft Package 2: VI (Management Units), X (Implementation), ? (Updates for Changing Conditions)	WP																				
		Draft Package 3: I (Introduction), Climate Change (Sub-Areas), VII (Restoration & Mitigation), Glossary, Final Maps	WP																				
		Revise All Plan Parts	WP																				
		Revise All Inventories and Map Products	UO																				
		Document Design / Proof YBEMP Draft for Public Review	WP																				
		Final Revision - All Plan Parts, Inventories, Map Products	WP																				
Advisory Group		Tech Sub-Group: Review Climate Change Content	WP																				
		AG MTG: Review Drafts Package 2	WP																				
		AG MTG: Review Drafts Package 3	WP																				
Steering Committee		SC MTG: Review Drafts Package 1 & AG Feedback	WP																				
		SC EMAIL: Quick review of Draft Package 2	WP																				
		SC MTG: Review Drafts Package 2 & AG Feedback	WP																				
		SC EMAIL: Quick review of Draft Package 3	WP																				
		SC MTG: Review & Affirm Full Plan (w/ Pkg 3 & AG Feedback)	WP																				
		SC EMAIL: Review & Affirm Final Draft Plan	WP																				
Public Engagement		Updated project 2-pager & partner slide deck	WP																				
		Launch public website	WP																				
		Announce and host public information session	WP																				
		Join Community Conversations to provide information	WP																				
		Cities/County elected officials and commissioners meeting	WP																				
		Announce and host 3 Townhalls & Written Comment Period	WP																				
DLCD		Develp draft version of Guidebook	WP																				
Guidance		Coordinate DLCD/SC/stakeholder review	WP																				
Document		Finalize final version of Guidebook	WP																				

6-7 Week of Buffer Time to Accommodate Schedule Changes

# Yaquina Bay Estuary Management Plan Update

ADVISORY GROUP MEETING #4

March 6, 2023



# Agenda

TIME	TOPIC
12:30 - 1:00	Arrive, grab snacks or a coffee, and meet other AG members
1:00 - 1:10	Welcome, Introductions and Meeting Objectives
1:10 – 1:30	Update on <b>Stakeholder Engagement</b> activities
1:30 - 1:40	Presentation & feedback on <b>Updated Project Timeline</b>
1:40 - 2:00	Presentation & feedback (activity): <b><i>DRAFT Estuary Zoning Districts</i></b>
2:00 – 2:50	Presentation & feedback (activity): <b><i>DRAFT Part X Implementation</i></b>
2:50 – 3:00	<b><i>Break</i></b>
3:00 - 3:50	Presentation & feedback (activity): <b><i>DRAFT Part VI Management Units</i></b>
3:50 - 4:00	Reflections and Next Steps



# Welcome & Introductions

Please share your name, title, and organization

*In-person folks first, then those joining remotely*

# Meeting Objectives



## Feedback shared on DRAFT Plan Parts:

- Estuary Zoning Districts
- Part X Implementation
- Part VI Management Units

***\*Note: AG members have until MARCH 17, 2023 to share written comments/feedback***

---

# Yaquina Bay Estuary Management Plan Update

## Stakeholder Engagement



## Stakeholder Engagement Objectives

- Ensure public is aware of the EMP and the EMP update
- Provide information about the process and create opportunities for authentic engagement
- *Note* - no **formal** written comment period for residents or non-AG members during this drafting process



# Stakeholder Engagement Challenges

- Highly technical in nature
- A lot of planning and regulatory terminology
- Prescriptive nature of Goal 16

# Stakeholder Engagement Activities



- **Public Information Session** in March / April
- **Website** is live with input form
- **Town Halls** to be held for Plan Draft review and feedback
- **Written comment period** (4-6 weeks) on final Plan Draft
- **Informational presentation** for Planning Commissioners, City Councilors, Board of Commissioners prior to official plan amendment process (likely May-July)

# Public Information Session (Open house)



**March or April from 4-7PM in Newport (highly advertised)**

## **Printed information/handouts on YBEMP and update process**

- Provide accessible information on the update process and content
- Share Needs & Gaps Assessment
- Provide access to expertise for questions/engagement

## **Info Stations**

- What's an estuary and why is Yaquina Bay important? (*TBD*)
- What's an EMP? (*County/City*) Why does it need updating/process? (*DLCD*)
- What are we doing to update it? (*WP/IPRE* with maps, input forms)
- Climate change impacts (*TBD*)

---

# Yaquina Bay Estuary Management Plan Update

## Review Updated Timeline



---

# Yaquina Bay Estuary Management Plan Update

## DRAFT Estuary Zoning Districts

# Current Format for Permitted Uses

- Matrix Format is highly detailed-site specific
- Row vs Columns is confusing
- Matrix included for each Management Unit - lengthens Plan by 30+ pages

PERMITTED USE MATRIX

Management Unit No. Yaquina 2  
 Classification Conservation

P = Permitted w/standards  
 C = Conditional  
 N = Not Allowed  
 X = Not Applicable

	Shoreline stabilization (structural)	Dikes (new)	Fill	New Dredging	Maintenance Dredging	Navigation Aids (beacons, buoys, etc.)	Breakwaters	Pile Dikes	Groins	Marinas	Piers	Docks	Pillings	Dolphins	Special Policy
<b>Commercial / Recreational</b>															
N Water dependent															
N Water related															
N Non-water related															
N Marina															
C Boat launching	P	N	N	P	P	P	C	N	N	N	P	P	P	P	P
<b>Industrial</b>															
N Log dumping															
N Log storage															
C Mining	N	N	N	P	P	P	C	N	N	N	C	C	C	C	C
C Oil or Gas Extraction	N	N	N	P	P	P	N	N	N	N	N	N	N	C	C
N Industrial outfalls															
N Marine ways															
N Water dependent industrial															
N Water related industrial															
N Non-water related industrial															
<b>Public</b>															
N Overhead crossings															
C Submerged crossings	C	N	N	P	P	P	N	C	C	N	N	N	C	C	C
N Bridge crossings															
C Storm water outfall	C	N	N	P	P	P	N	C	C	N	N	N	C	C	C
N Sanitary outfall															
<b>Port Facilities</b>															
N Deep draft (over 23')															
N Medium draft (10'-22')															
N Shallow draft (0-9')															
P Navigation improvement	C	N	N	P	P	P	C	C	C	N	N	N	C	C	I
C Aquaculture Facilities	N	N	N	P	P	P	C	N	N	N	N	N	C	C	C
<b>Restoration</b>															
N Active															
N Passive															



# Proposed Format for Permitted Uses

- Zoning district format
- Implementing regulations would be uniform for all MUs of the same classification
- Each zone incorporates all applicable implementation standards

## Section XXX Estuary Conservation Zone E-C

In an E-C zone the following regulations shall apply:

### (1) Application:

The provisions of the E-C zone shall apply to those estuarine aquatic areas within the boundaries of Conservation Management Units as designated in the Lincoln County Estuary Management Plan. As used in this section, "estuarine aquatic area" means estuarine waters, submerged lands, tidelands and tidal marshes up to Mean Higher High Water or the line of non-aquatic vegetation, whichever is further landward.

### (2) Uses Permitted Outright:

The following uses and their accessory uses are permitted subject to the applicable provisions of LCC 1.1401 to 1.1499, 1.1501 to 1.599, and 1.1901 to 1.1999 and the Special Policies of the applicable Management Unit:

- (a) Undeveloped low intensity recreation requiring no estuarine aquatic area alteration.
- (b) Research and educational observations requiring no estuarine aquatic area alteration.
- (c) Projects for the protection of habitat, nutrient, fish, wildlife and aesthetic resources requiring no estuarine aquatic area alteration.
- (e) Passive restoration requiring no estuarine aquatic area alteration.
- (f) Bridge crossing spans not requiring the placement of support structures within the E-C zone.

### (3) Conditional Uses Permitted:

The following uses may be permitted subject to the applicable provisions of LCC 1.1401 to 1.1499, 1.1501 to 1.599, 1.1601 to 1.1699, and 1.1901 to 1.1999 and the Special Policies of the applicable Management Unit:

- (a) Undeveloped low intensity recreation that requires estuarine aquatic area alteration.
- (b) Research and educational observations that requires estuarine aquatic area alteration.
- (c) Navigation aids such as beacons and buoys.
- (d) Projects for the protection of habitat, nutrient, fish, wildlife and aesthetic resources that require estuarine aquatic area alteration.
- (e) Passive restoration that requires estuarine aquatic area alteration.
- (f) On-site maintenance of existing functional tidegates and associated drainage channels, including, as necessary, dredging and bridge crossing support structures.
- (g) Riprap for the protection of uses existing as of October 7, 1977.
- (h) Riprap for the protection of unique resources, historical and archeological values and public facilities.



## Matrix vs Zoning Districts

Do you find it easier to use or understand what's permissible?

Are there other benefits or negatives for using zoning districts?

Is there anything else we need to know when considering switching?

Should we switch to Zoning Districts instead of matrices?

---

# Yaquina Bay Estuary Management Plan Update

## DRAFT Part X - Implementation

# Recommended Actions from the Assessment



- Revise the local review procedure in Part X to conform to current Oregon procedural requirements for land use decisions.
- Restructure the state and federal agency coordination provisions of Part X to clarify obligations for the application of locally adopted standards consistent with Oregon law.
- Update the list of major state and federal authorities and programs to incorporate current references and citations.



## Summary of Part X Revisions

- Local Land Use Regulations (new section)
- Local Review Procedure
- State and Federal Regulation Summary
- [Deep Dive] Impact Assessment (new language)



## Revisions

- Local Land Use Regulations (new section)
- Local Review Procedure
- State and Federal Regulation Summary

## Guiding Questions...

Are there important aspects or information that is missing?

Are there unintended consequences of new language changes or keeping sections of original language?



## Deep Dive: Impact Assessment

Required by Goal 16

Informational in nature, no thresholds required to meet beyond addressing prompts


**An Opportunity** - Ask applicants to consider how a proposed alteration might interact with projected climate change impacts



## Opportunity to Increase Consideration of Climate Change Impacts

- Make it self-referential (points to climate vulnerabilities)
- Assess impacts based on water quality, navigation, whether the project would continue to function into the future, etc...
- Anticipate climate change's increased risk to critical infrastructure, species of concern, natural hazards


# LOCAL LAND USE REGULATION REQUIREMENTS



To implement the policies and standards of the management plan, city and county land use regulations shall, at a minimum:

- Specify permissible uses for individual management units consistent with the Management Classification requirements of Part IV; and
- Provide for the application of review standards set forth in Part II, Part IV and Part V in accordance with applicable procedural requirements.
- Establish a requirement to assess the impacts of proposed estuarine alterations in accordance with Statewide Planning Goal 16, Implementation Requirement 1 and Part II of this plan.

# IMPACT ASSESSMENT REQUIREMENTS



As set forth in Part II, unless fully addressed elsewhere in this plan, actions that would potentially alter the estuarine ecosystem shall be preceded by a clear presentation of the impacts of the proposed alteration. Such activities include dredging, fill, in-water structures, riprap, log storage, application of pesticides and herbicides, water intake or withdrawal and effluent discharge, flow lane disposal of dredged material, and other activities that could affect the estuary's physical processes or biological resources...

# IMPACT ASSESSMENT REQUIREMENTS

New Text



...

The impact assessment need not be lengthy or complex. The level of detail and analysis should be commensurate with the scale and complexity of the proposed alteration. For small, low impact alterations, a correspondingly simple assessment is sufficient. For larger scale alterations with significant impacts, the assessment should be more comprehensive. In all cases, ~~but~~ it should enable reviewers to gain a clear understanding of the impacts to be expected. It should be submitted in writing to the local jurisdiction. It shall include information on:


It shall include information on:



1. The type and extent of alterations expected;
2. The type of resource(s) affected;
3. The expected extent of impacts of the proposed alteration on water quality and other physical characteristics of the estuary, living resources, recreation and aesthetic use, navigation and other existing and potential uses of the estuary; and
4. SEE NEXT SLIDE FOR CLIMATE CHANGE EDIT
5. The methods which could be employed to avoid or minimize adverse impacts.

# IMPACT ASSESSMENT REQUIREMENTS

New Text



The expected extent of impacts of the proposed alteration should reference relevant Climate Vulnerabilities as described in applicable sub-area(s) and management unit (applicants are encouraged to document the use of any applicable data and maps included in the inventory such as sea level rise and landward migration zones) when considering future:

- a) continued use of the proposed alteration given projected climate change impacts
- b) water quality and other physical characteristics of the estuary,
- c) living resources,
- d) recreation and aesthetic use,
- e) navigation, and
- f) other existing and potential uses of the estuary



## Impact Assessment - Discussion Questions

How does the Impact Assessment process work right now?

How do we expect these proposed changes would affect applicants and review staff?

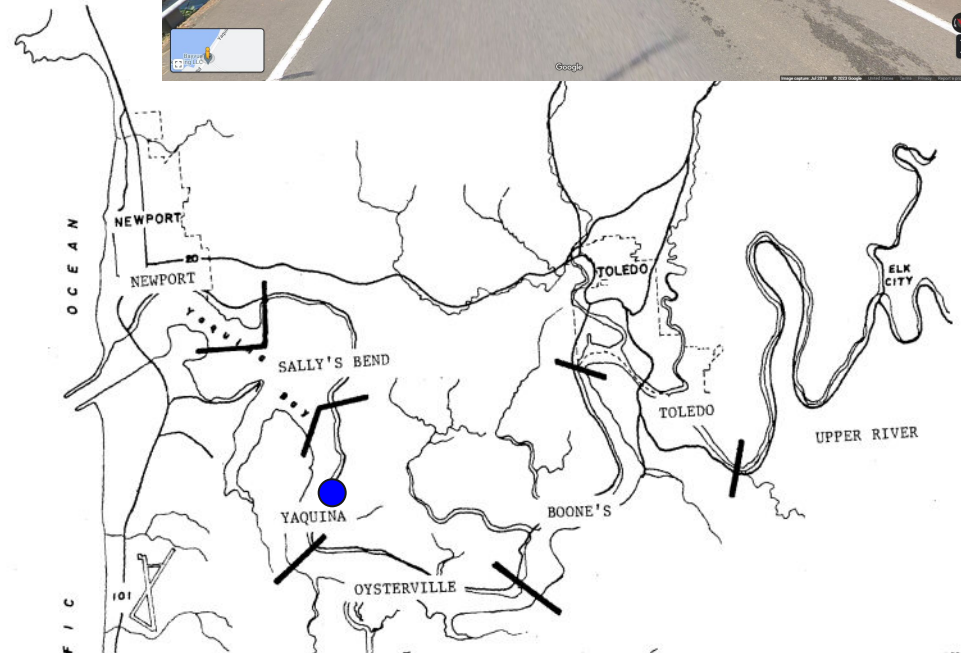
Do these changes affect the informational nature of Impact Assessments?

# Potential Scenario

Proposed Alteration: Update to  
Road Bridge crossing a tidal dike

EMU: #15 - Natural Classification

Sub-Area: Yaquina



## Example of Applicable Climate Vulnerabilities:



- Increased shoreline erosion due to changes in sediment transport and deposition patterns or increased intensity of storm surge
- Increased frequency and extent of storm surge flooding due to sea level rise risking the integrity and hindering the use of critical infrastructure
- Increased risk of failure of shoreline protective structures due to storm surge and sea level rise
- Increased risk of flooding to bay adjacent public roads and streets due to sea level rise
- Increased risk of tide gates and dike failures due to sea level rise and storm surge

---

# Yaquina Bay Estuary Management Plan Update

## DRAFT Plan Part VI - Management Units



## Discussion on Plan Part VI - Management Units

1. Connect proposed revisions to Needs & Gaps Assessment
2. Discuss accompanying maps
3. Discuss highlighted changes to specific management units
4. Open discussion on individual EMUs or changes across plan part

# Recommended Actions from the Assessment



- Technical re-write of the management unit narratives to reflect current conditions and to incorporate revised boundary descriptions where needed.
- Review and revise management unit special policies as needed to reflect current conditions and align with applicable sub-area policies.
- Create a digital map of each management unit suitable for inclusion in the plan document.
- Develop conventional text-based zoning districts for each management classification and evaluate the relative merits of replacing the permitted use matrix with such districts.

# Summary of Part VI Revisions



- Technical Edits
- Boundary Changes
- Classification Change or Addition
- Special Policy Revision / Addition
- Permitted Use Matrices / Zoning District Alternative
- Maps - Bay-wide and individual EMU

# Maps: Bay Wide

# Maps: Individual EMU example



## Proposed Revision - EMU #1 / #1A

- Reclassify EMU 1 to Development to accommodate North Jetty
- Create new EMU (#1A) to include major algal bed
- Reclassify 1A to Natural



## Proposed Revision - EMUs #2 & #3

- Reclassify EMU #2 from Conservation to Development to accommodate South Jetty and related structures
- Reconfigure boundaries of EMU #2 to encompass portion of south jetty currently in EMU #3
- Adjust boundary of EMU #3 to extend to the bridge
- Special Policies - major alterations in EMU #2 limited to jetty/groin, navigation improvements



## Proposed Revision - EMU #7

- Reconfigure to include South Beach Marina breakwater and pier, and Yaquina Bay Bridge
- Development Classification.



## Proposed Revision - EMU #5 / #6

- Better define the boundary between EMUs #5 & #6
  - Improved clarity on boundary
  - Locate breakwater into #5 (Development Classification)
  - Retain commercial shellfish harvest area in Conservation classification
    - SP: “Adverse impacts on this resource shall be minimized”



## Proposed Revision - EMU #31 / #31A

- Create new EMU (#31A) to include major tract of restored tidal marsh
- 31A encompasses Olalla Slough and tidal marsh above the rail crossing
- 31A to be classified Natural



## Proposed Revision - EMU #34A

- Create new EMU #34A
- Encompasses a major tract of restored tidal marsh
- Proposed classification: Natural



## Other Proposed Revisions

- Removal of any reference to Log Storage or Transportation
- Natural Classified EMUs #31A, #33, #34A - Resource Capability Findings proposed to facilitate active restoration of tidally connected areas



## Open Discussion

What other proposed revisions would you like to discuss?

Are there any other EMUs that you would like to discuss in detail?

---

# Yaquina Bay Estuary Management Plan Update

## Action Items and Next Steps

# Upcoming



- Advisory Group meeting to discuss remaining Plan Parts
- Public Information Session for general public
- Steering Committee Meetings to Refine/Approve Revisions
- Once Plan Draft is ready:
  - Town Halls
  - Written comment period
  - County/Cities public information session

## Requests from you all



**Provide written comments to Ethan by 3/17/22**

### What we will send you:

- Meeting notes from today's meeting
- Link to the video recording of today's meeting
- Map files

# Thank you!

[ethan@willamettepartnership.org](mailto:ethan@willamettepartnership.org)

[maness@willamettepartnership.org](mailto:maness@willamettepartnership.org)


[mgracios@uoregon.edu](mailto:mgracios@uoregon.edu)

[mrhoward@uoregon.edu](mailto:mrhoward@uoregon.edu)

[matt.spangler54@gmail.com](mailto:matt.spangler54@gmail.com)



### Memorandum

To: Planning Commission/Commission Advisory Committee  
From: Derrick I. Tokos, AICP, Community Development Director   
Date: April 7, 2023  
Re: Results from Housing Production Online Survey and Recommended Housing  
Production Strategies

---

Attached is a memo summarizing feedback the City received from the virtual Open House survey that ran from March 1<sup>st</sup> through March 20<sup>th</sup>. There were over 450 responses. The Housing Advisory Committee met for the last time on March 30<sup>th</sup>, where they reviewed the comments and adjusted their recommendation, namely with respect to when certain implementation strategies should be implemented. Also enclosed is a PowerPoint presentation from that meeting.

In terms of next steps, there will be an in-person community open house where we will share with folks how their comments from the survey have been addressed. It will also be an opportunity for people to learn more about strategies the City is currently pursuing to facilitate housing construction and those that are likely to be pursued in the future.

The community open house will be on April 25<sup>th</sup>. While we had hoped to hold it on April 12<sup>th</sup>; there were several members of the Housing Advisory Committee that missed the last meeting and we wanted to give them an opportunity to weigh in first. A meeting with that group is scheduled for March 17<sup>th</sup>. The City Council will hold a work session that same day to review the online survey results and recommended housing production strategies. Council adoption of the recommended housing production strategies will occur by way of a resolution, which will be scheduled for their consideration on May 15, 2023.

Please take a moment to review the materials and I'll come prepared to walk through the survey results and recommended housing strategies.

#### Attachments

Memo Summarizing Online Survey Results, by ECONorthwest, dated 3/27/23  
PowerPoint Presentation by ECONorthwest, dated 3/30/23

DATE: March 27, 2023  
TO: Derrick Tokos  
FROM: Nicole Underwood, Scott Goodman, Taylor Burton, & Jolie Brownell, ECONorthwest  
SUBJECT: Newport Open House Survey Results Memo **Draft**

---

## Survey Methodology and Information

To support the Housing Capacity Analysis and Housing Production Strategy, the City hosted a virtual Open House to both inform the community of work to date and gather feedback on proposed actions to address local housing needs. This virtual Open House is a follow up to a previous community conversation/survey effort that concluded in December 2022. The following memorandum provides a summary of Open House survey responses. Appendix A includes a list of all comments received.

For this virtual Open House, ECONorthwest embedded several surveys in a Microsoft “Sway”, an online open house tool, that included key information from Newport’s Housing Capacity Analysis and Housing Production Strategy. This virtual Open House ran from March 1 to March 20 and was available on the City website and sent to Newport residents through a mailer. The surveys embedded in the virtual Open House asked the following questions:

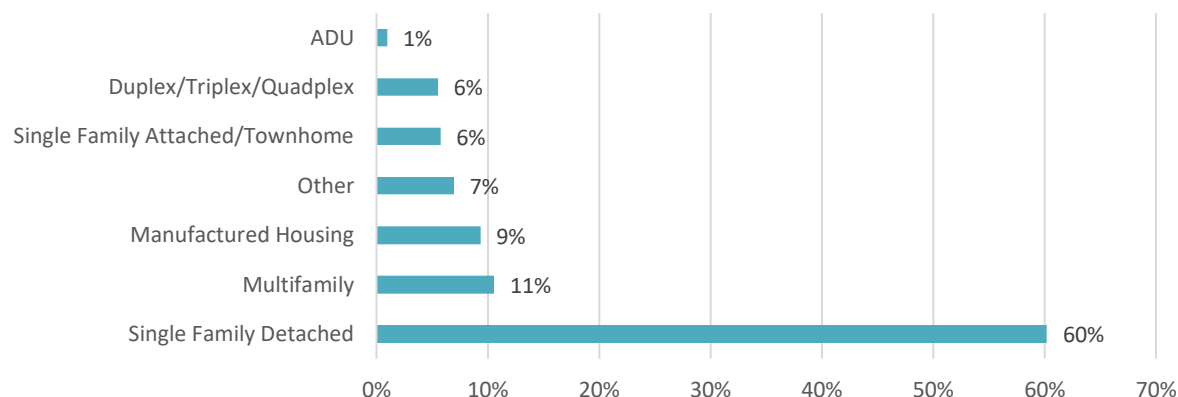
- What are your current housing circumstances? (type of housing, rent vs. own)
- What housing issues are you most concerned with in Newport?
- What concerns you most about development of new housing types in Newport?
- How should Newport prioritize its housing policies?
- Do you have any other comments about housing in Newport?

The maximum number of responses for any one of the questions was 454 and the minimum number of responses was 222 (for the last question). The Open House and surveys were available in English and Spanish; most were completed in English and two were completed in Spanish.

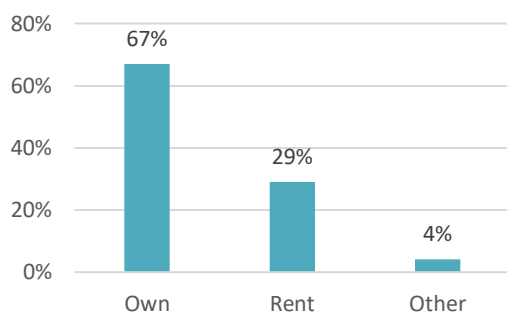
## Survey Respondent Housing Circumstances

We asked survey respondents about their current housing circumstances, including the type of housing they live in and whether they rent or own. Exhibit 1 shows that most survey respondents—60 percent— live in a single family detached home. The remainder of participants were split among multifamily, manufactured housing, single family attached/townhome housing, plexes, and other types of units. Only one percent of survey respondents indicated they live in an ADU.

**Exhibit 1. Housing Types that Survey Respondents Live In**



**Exhibit 2. Percent of Respondents who Rent vs. Own Their Housing.**

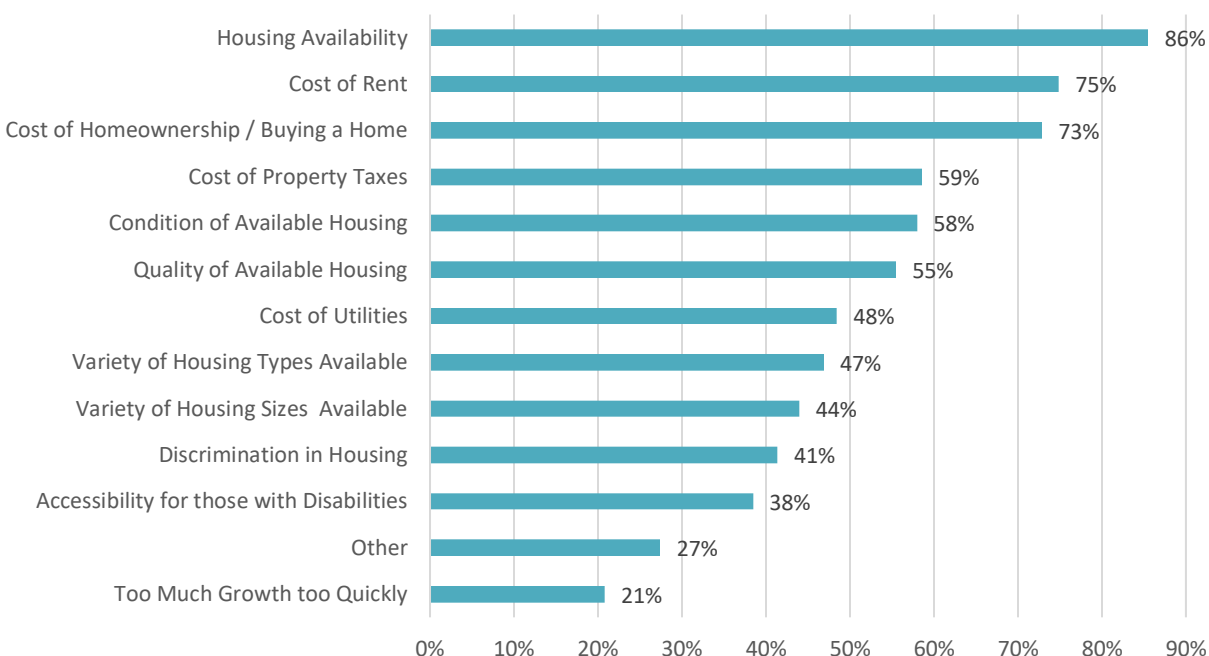


Given most respondents indicated they live in single family detached housing, it is not surprising that most respondents also own their homes. While 67 percent own their homes, 29 percent rent and four percent neither own nor rent housing (see Exhibit 2)

## Concerns about Housing Issues in Newport

When asked to choose the level of concern they had about several housing issues, 86 percent of respondents indicated that they were very concerned about housing availability (see Exhibit 3). Following housing availability, the cost of rent and the cost of homeownership or buying a home were the second and third highest concerns. Over 50 percent of respondents selected “very concerned” for six of the thirteen housing issues listed.

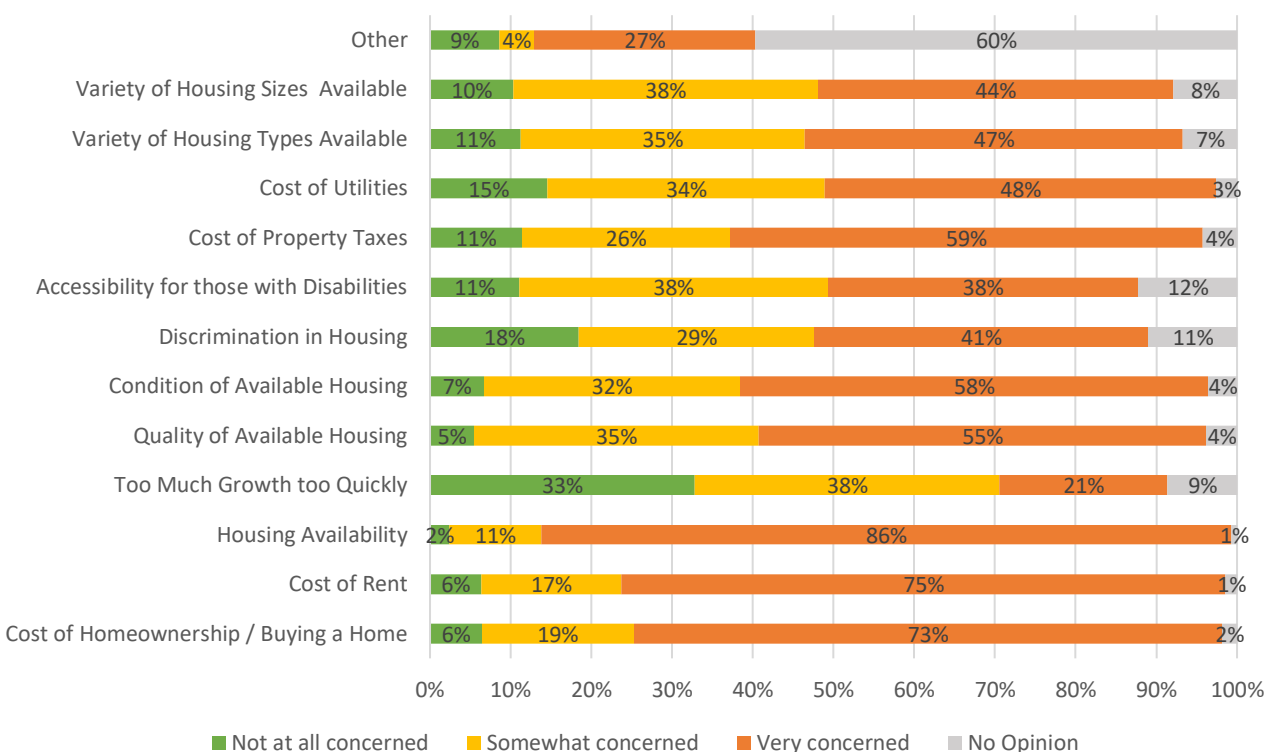
**Exhibit 3. Percent of respondents “very concerned” about different housing issues in Newport.**



A majority of respondents were at least “somewhat concerned” about most potential housing issues. Aside from “other”, and “too much growth too quickly”, 70 percent or more of respondents were either somewhat or very concerned about every housing issue listed in Exhibit 4.

**“As an employer in Lincoln County, there are three main issues: 1) availability of housing, 2) cost of housing, and 3) quality of the affordable housing.”**

**Exhibit 4. Level of Concern for Housing Issues in Newport**



When survey takers were asked to provide any other comments, the most prominent themes that emerged were around lack of affordable and workforce housing (64 comments) and the need for more housing of any type (47 comments). Related themes included specific desire for more senior housing (10 comments), ADA accessible housing (3 comments), and increasing housing production speed (5 comments).

“Housing of all shapes and sizes are needed and at different times during one's lifetime. Families with 3+ children struggle to find housing that doesn't stack several children in one room; many times folks need transitional housing for a short time due to hardships including health, financial, or social needs; RV's are very popular b/c they are somewhat affordable and can move when life changes (increases in rent, job changes, challenges, etc.); housing for folks with physical disabilities is a rarity in this county and many times [there is] a waitlist for accommodations to be completed or for previous renter is moved out.”

## Concerns about Housing Types in Newport

The survey also asked respondents to identify what concerns them most about development of different housing types in Newport. Echoing what respondents indicated as a concern in previous survey questions, affordability was the most common concern across all housing development types, particularly for single-family detached housing and single family attached/townhomes. Another prominent concern was that there would not be enough parking, which was most notable for plexes, multifamily, and mixed-use developments. Exhibit 5 highlights how many respondents selected particular concerns for each housing type.<sup>1</sup> Cells highlighted in grey show where a concern is the highest for a specific housing type.

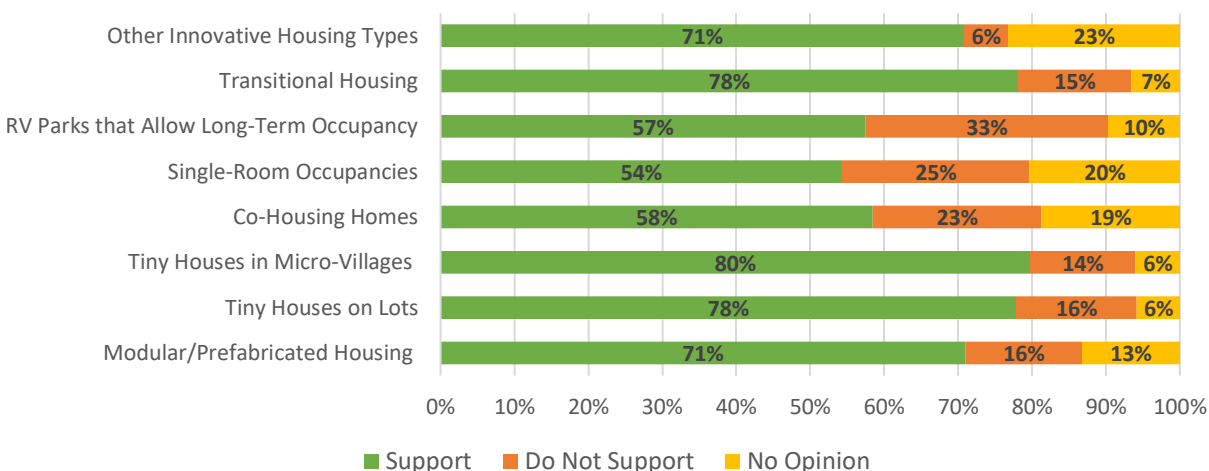
**Exhibit 5. Concerns about Development of Different Housing Types**

Concern	Single Family Detached	Single Family Attached/Townhomes	Cottage Housing	Duplexes, Triplexes, Quadplexes	Multifamily (5+ Units)	Mixed Use	Totals
Affordability	340	298	257	265	253	230	1643
Parking (Not Enough)	72	125	131	136	135	136	735
Existing Neighborhood Compatibility	84	88	92	94	111	79	548
Building Design	59	70	86	74	79	72	440
Too Many in an Area	46	40	45	64	75	41	311
Too Few in an Area	30	36	36	40	41	37	220
No Concerns	22	21	31	24	16	35	149
Parking (Too Much)	13	11	14	16	18	13	85

Though respondents may have concerns about the above housing types, they indicated broad support for a number of other housing types listed in Exhibit 6. Of these additional housing types, tiny houses in micro-villages received the highest level of support, at 80 percent, followed by tiny houses on lots, transitional housing, and modular/prefabricated housing. Moreover, 71 percent of respondents selected “other innovative housing types,” suggesting that there may be even more creativity left to explore.

<sup>1</sup> Respondents could select more than one concern for each housing type.

## Exhibit 6. Other Housing Types that Respondents Support



It is possible that survey respondents indicated interest in tiny home variations and transitional housing due to their perception of the number of houseless individuals in Newport as well as their own experiences with not being able to find housing due to lack of affordability. Roughly 30 respondents expanded in comments that there is an issue with the rate of houselessness in Newport. Others talked about not being able to find housing they can afford despite having higher education degrees and jobs that are well-paid. Some, including employers, said teachers and doctors looking to live in Newport have changed their minds due to the lack of housing available.

*“We are unable to attract quality staff to move to the area due to lack of housing.”*

*“Being a working but homeless family, we are having to consider moving away from Oregon. We currently have no shower, hot water, or indoor plumbing. We cannot afford to rent. It is a shame Newport is losing good workers because [they] cannot afford to live or buy a home.”*

## Housing Priorities in Newport

The survey also asked participants to rank 13 different housing solutions from lowest priority to highest priority. Only five housing solutions received a ranking of “highest priority” from over 50% of survey respondents. The top five highest priority housing solutions are highlighted in green in Table 1 and include:

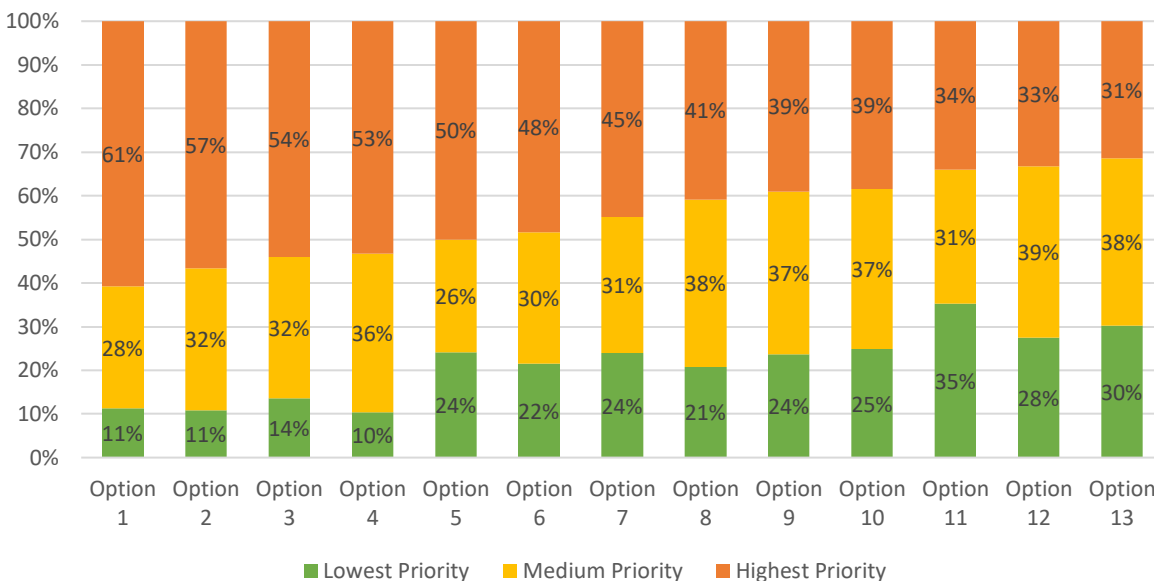
- Lobby the Oregon Legislature for more resources and flexibility to support housing development
- Support partners in building affordable housing for homeownership
- Work with landlords and tenants to ensure that rental housing is well-maintained
- Support regional housing partners with housing development for low- and middle-income households
- Establish a low barrier emergency shelter and warming center in Newport

Exhibit 7 shows the same data, but with the percentage of respondents who selected “lowest” and “medium priority” for each of the 13 housing solutions.

**Table 1. Percent of Respondents that Ranked Different Housing Solutions as the Highest Priority**

Option	Description	Highest Priority
1	Lobby the Oregon Legislature for more resources and flexibility to support housing development	61%
2	Support partners in building affordable housing for homeownership	57%
3	Work with landlords and tenants to ensure that rental housing is well-maintained	54%
4	Support regional housing partners with housing development for low- and middle-income households	53%
5	Establish a low barrier emergency shelter and warming center in Newport	50%
6	Adjust the allocation of City housing funds to direct more resources to support affordable housing and homeless services	48%
7	Participate in the Lincoln County regional homelessness action plan	45%
8	Use limited available public funds to support housing and infrastructure development	41%
9	Pursue an agreement with the County that makes it easier for the City bring land into City limits	39%
10	Reduce zoning code barriers for housing development	39%
11	Provide a 10-year property tax exemption for low-income home buyers	34%
12	Pay development charges from other City funds to support building of workforce housing	33%
13	Support outreach and education to promote equitable housing access	31%

**Exhibit 7. Respondent Rankings of 13 Housing Solutions.<sup>2</sup>**



Regarding “Option 6: Adjust the allocation of City housing funds to direct more resources to support affordable housing and homeless services” (48% highest priority); within survey comments, respondents expanded on their concerns about housing instability for low-income and houseless residents. There was a mixture of opinions about whether and how to provide low-income and homeless services, but 19 respondents advocated for some form of these services.

*“No one should be homeless...period. A place to go should be made available by the city/county with common sense safe guideline.”*

Regarding “Option 10: Reduce Zoning code barriers for housing development” (39% highest priority); 13 respondents suggested different land use and zoning changes in their survey comments. Among those comments, several advocated for reducing land use and zoning fees and regulations that make building housing difficult. Others suggested changing zoning to allow more density, mixed use development, multi-family housing, and smaller homes.

<sup>2</sup> See Table 1 for a description of each option.

## Other Priorities Discussed

The last survey question (Do you have any other comments about housing in Newport?) as well as other questions throughout the Open House allowed respondents to provide additional comments on housing in Newport. Many of the comments reiterated the challenges and needs discussed throughout the Open House including the need for more well-maintained housing across the spectrum of affordability and accessibility for both ownership and renting. Other comments included:

**Short Term Rentals and Vacation Homes:** 49 respondents commented on how vacation rentals have impacted the available housing stock. Some advocated for additional restrictions beyond a rental housing cap.

“Enforce vacation home laws and use some of the already available housing that sits idle all winter. The island of Oahu in Hawaii pushed back on Air B&Bs by requiring a minimum stay of 90 days. It's had the effect of more housing availability, increased parking, increased ownership in the community, and a more stable rent price.”

**Infrastructure:** 20 respondents commented on the relationship between housing development and infrastructure issues, most of which were concerned with the potential for increased traffic resulting from housing development. Others mentioned that Newport would need to increase the capacity of water and sewer systems to accommodate more housing and people.

“Aging infrastructure and water and sewers capabilities need to be increased to accommodate increased growth. The city needs to spend their precious resources on addressing housing, services and safety before beautification and other non-essential endeavors are pursued.”

**Property Tax:** 13 survey respondents complained about high property taxes or suggested they be lowered.

“I am a single person, retired and have owned my home for 33 years. I don't want my property taxes increased more than the 3% we already pay.”

“Provide a property tax exemption for property owners who build affordable rental units on their property.”

**Housing Quality:** In addition to housing availability and affordability, about 7 survey respondents expressed that housing quality is also an issue in Newport.

“Some of these places have the same flooring windows, doors appliances for over 10-15 years or more. It would be nice to have quality living in low-income housing.”

**Tenant Protections:** At least 8 survey comments expressed the need for increased tenant protections for current and future renters in Newport, alongside the prioritization of local residents finding housing.

“If you build more housing and do nothing new to protect tenants who pay high rents for poor upkeep, etc., this whole process will be a total failure for those, including the elderly, who have low incomes.”

**Natural Resources:** Some respondents indicated that new housing could have impacts on the natural environment and can result in limited water supply, recommending that housing plans consider sustainability.

“I would love to see sustainability and climate change awareness built into all plans for housing. E.g., ground water level rise plans, coastal erosion mitigation, and earthquake proof buildings. Thanks for thinking of the future!”

“With sea level rise, coastal erosion, earthquake, and tsunami risks, there are a number of climate and geological risks to housing in Newport. Historically, low-income communities have faced these risks disproportionately. Newport should ensure that future low-income housing addresses these issues.”

## Appendix A. Survey Comments

The following table is a compilation of any additional comments survey respondents provided at the end of the survey. Offensive words and comments have been redacted.

1	I am planning a move to Newport in 2024 as a retiree with very limited income. When I search properties for sale, the property taxes are definitely the most problematic. I would love to support more duplex/triplex/quadplex/cottage housing units as a cost-saver (for both the developer and homeowners), but then high HOA's come into the equation. Shouldn't multi-units for retirees cost less due to less parking spaces and less open space required? BTW, I currently live/own housing in Garfield County, CO, where housing is very expensive, but we don't have the high property taxes or HOA's that Lincoln County OR has.
2	I can feel bad for homeless folks but also understand that subsidizing behavior yu don't like simply gets you more of the undesirable behavior. We need a different solution to homelessness other than incentivizing homelessness. Affordability is mostly due to the fiscal policy of the Federal Reserve who drove down interest rates which caused asset prices to rise. There's not a lot we can do about that. And once again I don't see how giving away money to low income people does anything other than incentivize them to not improve their lot in life. I know that's harsh but we've been throwing dollars down a hole for a long time now with things getting worse, not better. If you're in a hole, stop digging.
3	1. Thanks for doing this. Great step. 2. More housing at all levels is good, even if not all low income, because increased inventory reduces prices. 3. Incentivize / restrict people to live in homes, not have as second homes or vaction rentals. 4. All types of housing should be considered as long as it provides quality of life.
4	There used to be many rental choices before the VACASA style vacation rentals took our choices away. Time to limit this sort of vacation house rental and return our neighborhoods back to the residents to rent.
5	Too many times I see affordable housing trash within months of renting. I offer a service and have been in all sorts of housing. We should not use tax money to help low income or no income people. Have them work to live instead of being given everything. I see low or no income have better gadgets than a full time worker and why does the homeless gather so much garbage.
6	The lack of affordable housing is one of the main causes of the lack of medical and emergency services. Providing access to the purveyors of these types of services is also a high-priority for the city. The lack of affordable housing is also causing the deterioration of the quality of our schools. Teachers cannot afford to live here and the lack of quality education is another reason for professionals to choose to live elsewhere. Aging infrastructure and water and sewers capabilities need to be increased to accommodate increased growth. The city needs to spend their precious resources on addressing housing, services and safety before beautification and other non essential endeavors are pursued.
7	Interesting that there is no mention of the glut of vacation tentals taking from single and multifamily housing stock. While the cap on vacation rentals is good, it needs much more restrictions. For profit vacation rental companies are much to blame for the housing shortage.
8	Housing has to happen A S A P. Start building now. Forget putting up Hotels. We don't need anymore. Please get back to me. Sssawicki1965@gmail.com.
9	Phase out ALL Vacation Rentals in residential areas. Limit the number of Vacation Rentals in Commercial areas. Better communicate the option of "Home Shares" where owner lives in property, but rents out a room in all zones.

10	The workforce housing situation is embarrassing. We have actually lost several employees from our small business due to housing issues and lack of availability and affordability. The town should be embarrassed by its approach to the homeless situation here; literally embarrassed. You need to do better. People are literally dying. And the poor placement of homeless services puts our communities at risk. This needs to improve; I suspect you will start losing residents if this doesn't get figured out soon.
11	Please - get it done!!
12	Please make sure that housing development in Newport is accessible for the disabled and elderly. So much of the housing in Newport is multi-story with stairs that is not accessible to the disabled and elderly. This include single family homes, townhomes, condos, duplexes, multiplexes and apartments - new and old. Do not discriminate against the disabled and elderly by allowing the building of more inaccessible housing.
13	Get started sooner than later please.
14	"Build it and they will come" is the concern about homelessness. You are just going to invite them to come here if you have a warming shelter, homeless camp, etc. There needs to be solutions to homelessness, but inviting them to Newport will only burden our current systems and create more long-term issues for our City. Let's focus on the citizens who already live here and pay taxes. We have very little in resources available, so let's focus on our service workers and others who need affordable housing. They contribute to our economy and are good citizens, but they need a roof over their head.
15	I beleive that there should be a property Tax deduction for those that build and ADU and Rent it out. the city Should allow ADU's to be built with very little systems Development charges. Waiving these fees is a huge barrier from building a small home on your property which would serve as a perfect home for Mom, Dad, aunt Uncle or Adult child. We need to make it much easier to buid ADUs.
16	City govt should read through this website: <a href="https://www.strongtowns.org/">https://www.strongtowns.org/</a>
17	While this is a good start please do not reduce the width of the roads. Watching/driving with the many pick-ups and RVs would make this a really bad idea (see Nye Beach). Also would there be something to prevent air b&bs/second homes that would eat up the more affordable/smaller houses for sale?
18	My current situation is that I earn to much for low income housing but do not make enough to cover rent for all other options.
19	We need more for those of us that live here and less rentals!
20	It's so expensive to expensive we need to keep people off the streets not put more on the streets.
21	This survey is really hard to complete. The headings... where are the headings. Ahhh... scrolled into the heavens, and gone(Microsoft; ugh) . But before I gave up, I voted against 'regional' investment. Why? "One of these is not like the others" and Lincoln County always gets short shrift in any consideration with 'regional' (Linn/Benton CoG) partners
22	I pay more than half of my monthly income to rent an rv and rv spot for most of the year, and I live in my car for a few months. I work fulltime at a respectable job in town that makes more than minimum wage, yet I still can't find an apartment or qualify for housing..... if things don't change, I will have to move out of town soon because living like this is awful. My job was missing 4 people for a whole year because they couldnt convince anyone qualified to take the job since they couldnt find housing..... our city is a mess
23	REGULATE VACATION Rentals, if thwy dont want to rent they can sell and aupport our local community. Twnt is way too expensive, regulate land lords an a agencies.

24	Speed is of the essence.
25	Could you impose a tax on vacation homes that are unoccupied more than 50% of the time? It's such a shame that these homes are sitting empty for most of the year while there is a housing shortage in Newport.
26	Affordable affordable housing purchase opportunities only seem realistically available to 55 and up communities. The area seems to have a primary focus on retirement age or homeless no in between for middle income families. This demographic is where the town needs to invest in order to promote community growth and investment in seeing the town flourish with new business opportunities for the middle income community
27	It would be nice to see a moratorium on fees for building ADUs so that individuals with properties that can support smaller rentals could afford to build something that could provide housing for local workers. Building ADUs means that homeowners are creating smaller (Tiny) homes that are marketable to lower income individuals (or at least should be). This is something that Portland did with great success to focus on urban density (something we need here) without sprawl. Because we already have a cap on short term rentals we would hopefully see these ADUs used for more long term tenants (or for our traveling medical workers). There could also be an incentive added so that individuals would agree to add their ADU to a pool of rentals in order to receive incentives for a period of time.
28	Limit or eliminate STR in residential and commercial areas. They are taking away rental opportunities for permanent or long term rentals. They also cause problems for neighbors, and our natural resources .
29	Allowing fewer vacation homes would increase capacity. Or increase vacation home taxes and use those funds to create more affordable housing for people who live and work here. Lower the outrageous property taxes on primary homeowners and increase property taxes on owner of secondary homes in the city. owners
30	3-4 bedrooms, 2 bathrooms, garage. Land and home ownership.
31	Decrease the number of short-term rental licenses
32	Enforce vacation home laws and use some of the already available housing that sits idle all winter. The island of Oahu in Hawaii pushed back on Air B&Bs by requiring a minimum stay of 90 days. It's had the effect of more housing availability, increased parking, increased ownership in the community, and a more stable rent price.
33	Expand sewer lines to reduce septic system dependence.
34	Include traffic control and roadway infrastructure in the housing development please. I understand ODOT would have to be involved on property adjacent to state highways. The new housing at NE 60th and 101 added to what's already there makes that intersection scary dangerous.
35	City County Land use Regulations and fees have been the greatest reason that as a State we now find ourselves in this situation. Masive changes are necessary immediately
36	I would love to see sustainability and climate change awareness built into all plans for housing. E.g. ground water level rise plans, coastal erosion mitigation, and earthquake proof buildings. Thanks for thinking of the future!
37	Not affordable for man
38	We need 55+ apartments! That are affordable for mid-low income seniors. Safe and secure. Preferably a gated apartment complex.
39	Housing should be based on the annual cost of living based on the wages paid in this area. We have an abundance of entry level wage jobs here in Newport and Lincoln County. It is in the overall healthy economic interest of the area to keep costs low or pay much higher wages to

	have a good balance of workers, and housing for those workers, who in turn will provide a good labor pool and work ethic supporting the tourist industry. Its really basic economics.
40	We need to invest in human capital and compensate people for their time/service, especially to ease the burden of those working in schools and social services because those also help our families and communities.
41	I believe that in the current administration and zoning restrictions have not been followed. I am an advocate of zoning regulation as long as it is overseen by honest and trustworthy individuals, zoning and building regulations are not followed
42	There's not enough project based senior housing in Newport. Pinewood Manor where I live is advertised as Subsidized Senior Housing but there are only a few subsidized units. I'm on waiting lists for other large complexes in Newport that have only 3 subsidized units. Waitlists are years long. My daughter, a teacher of 17 years cannot afford to live and work here so has to take a job and live in Eugene.
43	My granddaughter has taken a good paying job in Newport but housing and utility costs may force her to move to Albany for a slightly less expensive house. We got priced out of Santa Cruz CA after 40 years and now it's happening here in Newport too.
44	Policies regarding septic systems and utilities are prohibitive. Perhaps make it so one septic system can support more than one home. Need more planning to make multi family dwellings affordable to build with nice communal spaces-transportation options. Change zoning to let towns become more densely populated in order to preserve scenic and natural areas. Make laws encouraging homeless to get off the street.
45	As a property owner I would like resources for property development, Not necessarily monies just the ability to connect with non profits and regional allocators to find out what is most needed and how it can be accomplished
46	I think that getting a warming center/food distribution for the homeless should be a top priority.
47	We are unable to attract quality staff to move to the area due to lack of housing
48	There should be more long term residential housing and less vacation rentals. This way, our community will grow and perhaps become more stable and profitable if those looking to rent long term had multiple places to choose from. My husband and i and our 2 daughters almost had to move into a motel for a while because of the limited long term residential rentals. If that would have been the case, we more than likely would have moved out of Newport. We need to focus on growing a stable community.
49	It seems like with these questions the city already know what to do. Renting here is a nightmare. Homeowners are making because they charge an outrageous amount for people to rent not up to code, high rent, mold infested places like where i rented and the owner has not yet / did not want to give me my deposit when i lived in mold, 400 sq feet for \$1600, 6ft ceilings for \$1800 monthly, and no apartments when you make a living in Newport because unless you lived here in the late 90s housing is not adorable. Even condos rented at 1 year and go up 100k the next for nothing more special then when they brought it. There is no housing in Newport. We will commute from corvallis because its affordable but the drive is bad. Looking for new job outside of Newport conditioning its just a passing through vacation town. Its not for new residents who are the average American.
50	There needs to be housing available for all seniors on the base social security income (sometimes as low as \$750 per month) there are many 65 + females living in their cars around Lincoln Co. Look at the waitlists for hud vouchers in the county, if people qualify there need to be units available for them 1-2 year waitlist shows seriously poor housing management by the

	county. Look at the price to purchase new builds, the cost of land/ permits/ materials incentivizes builders to build higher cost houses to make a profit for their work,
51	no
52	Charge a higher tax rate for home owners that use their homes as short-term rentals. We have employees who live in their vehicles while so many houses stand empty. Support property owners who want to build long term rentals on their property. Most people who are unhoused do not have money to buy a house. With rental assistance, they could pay first, last, and deposit on a rental. Reduce development fees, especially for senior who may want to build to ensure some extra income from a rental. Allow smaller homes on lots so the building and renting would be affordable. Most people only want a one or two bedroom small home, which is bigger than their vehicle.
53	Provide a property tax exemption for property owners who build affordable rental units on their property.
54	As an employer in Lincoln County, there are three main issues: 1-availability of housing, 2-cost of housing, 3-quality of the affordable housing.
55	When a builder or landowner within the City of Newport attempts to buy or build on land they are met with several obstacles such as bearing all the cost for developing city streets or services adjacent to the property or archaic survey procedures to replat an entire block in order to solve a simple lot line adjustment. I currently build new homes under \$300k in other cities than Newport because of the negative attitude and unwillingness to work together and lower the cost of building by eliminating barriers and streamlining the application process. Past and current building officials have been an overlooked challenge for affordable housing!
56	There is no housing in Newport. Availability and cost of the few units that are available is outrageous. Working poor, elderly poor have no resources.
57	Working with the county to open up more housing would be ideal. We need more single family neighborhoods with a few apartment complexes.
58	Being a working but homeless family we are having to consider moving away from Oregon. We currently have no shower, hot water, or indoor plumbing. We cannot afford to rent. It is a shame Newport is losing good workers because they cannot afford to live or buy a home
59	no str
60	I feel like this is heavily focused on homeless and low income. Professional people with average income that come to this community to work are unable to stay here due to unaffordable housing. I also think there should be some thought put into lowering all property taxes.
61	we need actual affordable housing NOW, too many families, like mine are so close to being homeless. We lost our section 8 when they sold the house, went from 1000-1200 a month for a 2 bed 1 bath to 2300/month same place! not affordable and no land, no options
62	the government needs to stop handing out money or limit the responsibility of citizens, everyone should work at a job to improve their own lot in life and stop making half the citizens who do work pay for the entitled lazy ones. this country was built on the idea of strong work ethics and everyone should pull their own weight. Somewhere along the line people started thinking they were owed something because of someone's presumption of equality. If you want a home work for it....There are jobs everywhere, it may not be the one you like but it will feed your family..
63	Many homes bought here are from people out of the area who want the house for a vacation home. Much of the time these homes are empty. This is a tourist area. Be careful not to turn it

	into another southern California. California has violence and theft do to the large population. Don't turn this area into that. I would rather see no new housing and turn people away.
64	I think the City should fix the Damn before anything else!!!!
65	Yes start fixing the dam instead of other things the dam is more important you are just wasting money on things that don't need it
66	remove the short term rental restrictions. If you purchased a home you should be allowed to use it as you see fit.
67	It is a big problem when people working in a profession with a degree can not afford housing!
68	I don't think there should be a tax break for low income earners when Newport has been on a trajectory of a 3% increase in taxes year over year. Our schools are among the lowest ranks in the state. We need property taxes and EVERY home owner is responsible for a contribution to our community.
69	Build workforce housing with 1, 2 and 3-bedroom units. Rezone appropriate areas for multifamily housing and mixed use. You need property tax payers to fund these ideas, reduce but don't eliminate. Don't be so invested in low income home ownership, taxes and maintenance are expensive and the next sale goes at market rate.
70	As a recently retired federal hiring official and long term resident of Newport I have seen a great change in the housing market over the past 5 years. Positions at Yaquina Head Lighthouse were sought after by applicants nationwide, the BLM is experiencing great difficulty hiring seasonal and permanent staff due in most part to the high rental costs and lack of rental units in the commuting area.. Recruiting and selecting staff is a time consuming and complex process that begins in the summer and concludes in the following spring. This year every new applicant who was offered/accepted a position later declined due to the lack of affordable housing. Currently, most of the staff commute from Corvallis or Waldport. This has resulted in the closing of Yaquina Head Lighthouse, reduction in the park's operating hours, and cancelation of all ranger-led education and interpretive programs for the foreseeable future. Most of the remaining staff commute from Corvallis and Waldport.
71	Look at Portland as an example -lets homeowners add a low cost permitted ADU tiny home on every lot you(tax benefits for 10 years)you would
72	Thanks for all you're doing to identify, brainstorm solutions and resolve this multi dimensional challenge. Housing - and lack of it - affects all of us in so many ways!
73	This is too late for me, as I am being forced out by a landlord who wants to significantly raise rents (I have lived in Newport for 35 years, and my current apartment for 25 years. As I walk around town in the early evening, I see lots of apartments that with no lights on, particularly on Elizabeth St., and I have to wonder whether these are vacation rentals, or are being held off the market to drive prices up. Newport needs to consider what effect vacation rentals may be having on housing availability and affordability.
74	Reduce the number of vacation rentals so those homes can be permanently occupied
75	We definitely need more affordable housing but I don't think the apartments out by the movie theater is necessarily the answer. I have seen an increase in vandalism and garbage being dumped at the business I work at. If we could diversify the housing needs so those that wanted to be part of a traditional neighborhood would be able to do so.
76	Newport needs more industry. The job market always has open jobs, but rarely do they pay well. They are part-time jobs, or teenager jobs- not jobs for a career or to support a family. Why make more housing when there aren't enough quality paying jobs? Improve the school systems so we can keep quality teachers, raise well-educated citizens, and improve our community.

77	Provide temporary housing for the homeless population
78	When Corporations buy up housing in Newport, then jack rents so high that people struggle to feed themselves, there is a problem. Currently, rent for a 2 bedroom in this area exceeds my mortgage by a thousand dollars or more. This is unacceptable. people are homeless, and landlords are just raking in money. It is disgusting.
79	Very concerned about elderly being able to stay in thier homes that are paid for with increasing property taxes.
80	Way too many vacation rentals. While they provide some jobs, none of them are able to pay enough for home ownership or rental without a second income. Outside interests buying up these homes are keeping the price of homes inflated to levels that cannot be afforded. If by chance they are purchased for long term rentals the inflated cost demands a higher rent to be profitable. It is not in builders interests to build affordable housing when the constant uncertainty of the economy could mean that they will lose money by the time the home/ development is completed. So many empty homes waiting for tourist season. If you don't live within commuting distance, you don't get to buy a home.
81	Lincoln County should release the fairgrounds back to the owners' heirs, develop as residential use and put land back on the tax roles. (I realize this is a county concern, but...)
82	expand urban growth boundry so more available land can be developed
83	Turn vacation rentals with a property value under 500k back into housing for working families. Stop allowing the creation of vacation rentals in the city.
84	Can we consider multifamily buildings or condos with more than 3 stories or floors that people can own. Follow building models of cities with limited land or space? Maybe use examples of European cities or multifamily condos in Florida?
85	I really enjoy living here. It is a struggle to find housing for me alone. I am single and feel I cannot afford to live on my own. I would like to be able to sustain myself.
86	FIIt is impossible to live in Newport on a single income for a single person that makes nearly \$50,000/year with even just 1 child. No housing is available and what is available is impossible to afford. Only paying rent, food, electricities, and basic necessities, leaving single families homeless because there is no extra money afterward. "Affordable housing" has income limits and no help for those slightly above that limit and no other options. There is low income housing or extremely expensive housing that is impossible for others to find a stable home. The amount of empty homes, "vacation homes", and homes owned by people who don't reside within the county is disappointing, as well as those purchasing the only affordable homes left, upgrading them slightly and selling them for a price that moderate income families cannot afford. Our city is very focused on tourism and profit over supporting the homeless, single income families that help keep the city operating in non-tourist months and are employed and reside in this city. There needs to be a better balance so people can feel comfortable about having a stable, affordable place to live as well as enjoy visitors from around the world. It will never be possible for one to afford housing of any sort on a single income. It is impossible for families to be able to savewhile renting, to one day be able to purchase their own home when the rent/availability is being paid with nothing left over..
87	I just don't want to see high-density housing. This type usually causes traffic problems and our roads are already in poor shape
88	the problem is vacation rentals. they overtax our water and services. i would like to see them subsidized for low-income housing by working directly with realtors as soon as land or property becomes available. Live/work spaces for singles may be made available in vacant storefronts. I would be interested to brainstorm further creative

89	It's not just about low income housing. A family or starter home (3 bed / 1-2 bath) currently cost double what they should. Those homes in Newport currently start at \$400,000.
90	Don't allow any more short term rentals so that the workforce will have a place to live close by, thus increasing the workforce size.
91	My coworkers and me are struggling to pay rent and some have to commute 1.5 hours because of the lack of affordable housing and lack of permanent housing. Permanent apartments for people year round that is affordable should be prioritized.
92	I wish we knew what would work best. The best we can do is support you.
93	No, not at this time.
94	Limit vacation rentals inside city limits too!
95	This is a true crisis in our community and although this is long overdue and very reactive, it is slightly encouraging to have even the slightest hope that more housing options will become available.
96	Please secure housing for teachers, nurses and other essential workers so we can recruit and retain talented individuals in those professions. I'm a teacher and the only way we were able to find a place here was through the housing authority auction. Prioritize first time homebuyers in the medium income. Tax the hell out of 2nd homeowners and short term renters, so many vacation houses sit empty.
97	Food, housing, and healthcare are the basis for decent human life. So to me those are the most important things to fund. Thank you for creating this informative report and survey!
98	So much real estate is dedicated to „Äú55+,Äù rip off communities. Their mere existence is absurd. Ban them, repurpose the land. Do more to prevent vacation rentals. A home near me sold for \$425,000 in 2020. The house had some paint thrown inside and was re listed for,Ä¶..wait for it,Ä¶,Ä¶\$825,000. Just surprised Newport is actually asking for input after letting the problem of affordability get down all the way to 12%.
99	Property tax abatement for building additional dwelling on R2 zoned lots.
100	Too many rentals! Unoccupied rental with short term or no occupants. Owner not in residence. Bad for community!! Encourage long term occupants. Put a tax on owners that have more that 30 days in any 12 months vacancy!!! That would bring down rents and provide many more units available. South beach has many zombie houses.
101	Keith De Filippis has anyone surveyed the homeless to see what their demographics are?
102	RENT CAPS NOW. we are in a crisis. i see no future in this town if the rent prices stay this insane. stop [REDACTED] around, put your foot down. this is a matter of life and death.
103	by the way, your website is REALLY bad. I can tell you put effort into it, but the sideways thing is super weird, and the surveys should be separate from the data.
104	Housing of all shapes and sizes are needed and at different times during one's lifetime. Families with 3+ children struggle to find housing that doesn't stack several children in one room; many times folks need transitional housing for a short time due to hardships including health, financial, or social needs; RV's are very popular b/c they are somewhat affordable and can move when life changes (increases in rent, job changes, challenges, etc); housing for folks with physical disabilities is a rarity in this county and many times a waitlist for accommodations to be completed or for previous renter is moved out. There needs to be much improvement in our city and housing to support physically disabled folks instead of throwing out one accommodation that only meets a portion of the population
105	This survey was confusing. Not sure what was meant by "tenure" in the slide (intro group). The choice "too much parking" was unclear. Did you mean too many cars parked on the street, or on private prop? The City can't fix capitalism or ban the influx of private investment dollars

	that have pumped up property values for short term housing. You missed the boat completely on that issue and after-the-buy-out policies (capping STRs), while "nice try" is too little too late. There is a lot of slum low-income housing in town and little City oversight. There is only so much coastline in the US and it is coveted by tourists and richer retirees (until their health fails and they realize how limited our health care system is). I don't want out of towners bussed into any homeless shelter like has happened in the past. Don't waste our taxmoney or time with band-aids or projects that can't be audited and fined.
106	LCHA really needs to do a better job at maintaining the grounds of the complexes. As well as keeping up with the inside of the apartments. Not just doing Band-Aid care in the apartments for maintenance but the ability to put new appliances, flooring windows doors that need to be replaced. Some of these places have the same flooring windows, doors appliances for over 10:15 years or more. it would be nice to have quality living in low income housing.
107	chanfge zoning laws so that all areas are open to multi-family housing, small houses etc. Do away with detached sinbgle family home zoning
108	I try to hire seasonal (April through October) employees. The past couple of years, after being hired, new staff has been unable to find housing - of any sort. Causing them to rescend the job offer , leave us short staffed and find work elsewhere. Lack of housing is huring everyone - not just owners, renters, or the unhoused. Sorry if there are misspellings. I cannot make the font larege enough to actually see.
109	Not at this time.
110	Need to reduce the number of vacation rentals. That is why there is no rental or homes to buy in newport. Need to determine if the city wants to lose the revenue from vacation rentals or actually have places for people who live/work here can find a place to live. It is not about cost here it is about availably due to vacation rentals
111	We need to incentivize being a landlord. As a real estate broker, I've represented several landlords who wanted out of the business after suffering major income losses, partially due to the difficulty in being able to evict unpaying tenants. Incentivising owning and renting properties long term, would help to increase long-term-rental inventory, and with more inventory, comes more competitive rental prices.
112	Housing is a nation wide issue and I'm grateful Newport and Lincoln Co are attempting to solve this long term problem.
113	No one should be homeless,Ä¶..period. A place to go should be made available by the city/county with common sense safe guideline.
114	Walking through town, I see new vacation rentals pop up every day. One idea is, for every vacation rental you build, you must also build comparable housing for the same amount of people/bedrooms.
115	The rental shortage is a huge problem. People perfectly able to pay rent are on the brink of homelessness because of rent, and deposit costs and lack of available long term rental housing.
116	Limit vacation rentals
117	I am a 66 year old single female facing homelessness on April 1st of this year, thanks to Newport allowing a real estate mogul to turn my rented cottage, and those of my neighbors, into vacation rentals. I work full time, and have been doing so for decades. Newport has FAILED me. As a member of the local workforce who do not make big wages, I am irrelevant to City government.
118	Our workers need more housing options that are affordable to rent or buy, and there need to be more rentals that allow pets. We have had staff who cannot take jobs because they cannot

	find housing that is affordable or allows pets. It becomes a choice of taking a job and having to give up a pet or not taking the job.
119	Independent and assisted living options are in dire need as the working class need to care for aging parents..
120	After 50+ years of paying taxes for street maintenance and improvements perhaps don't require owners to pave city streets and install fire hydrants before a bldg permit is issued? [REDACTED]
121	We are tired of our tax dollars supporting housing that people abuse
122	Stop allowing any resident to vote for increases to property taxes.
123	My wife and I both work full time, and even then we couldn't afford to buy a home in Newport when we were looking. We were just barely able to purchase a home in another nearby city. Housing is just so prohibitively expensive--so much so that the people who work here cannot afford to live here. I have coworkers that are struggling to find affordable places to live as their landlords aren't renewing leases, and other landlords want insane monthly sums for rent. Newport is economically depressed--the cost of living is far too high for what employees are being paid. Local businesses, especially those in the service industry, really need to pay workers more, as minimum wage is not enough to support oneself here. In my opinion, landlords and wealthy residents need to do their part in making the city affordable to live in for everyone, whether that's lowering rental prices or taking on a higher tax burden.
124	Our taxes are already high. I do not support any city funds to build housing for homeless. There are resources available for those who want to their situation to be temporary. There are those who choose the lifestyle. They need mental health assistance. We aren't showing compassion by allowing them to continue to live this way.
125	main concern is there are working folks that cannot find affordable housing here. Also the need for options for folks living without shelter, who may otherwise be working, but can't without housing/facilities. No house=no job/no job/no house. They go together. I know money is made by taxing vacation rentals, but affordable housing should be a priority over more vacation units.
126	Prohibit sales to corporations and for profit businesses.
127	Building more low-income housing where landlords/owners are law- and lease-breakers, Legal Aid looks the other way and there are no resources to right the wrongs has been a never-ending process. If you build more housing and do nothing new to protect tenants who pay high rents for poor upkeep, etc., this whole process will be a total failure for those, including the elderly, who have low incomes. To be honest, this survey was boring.
128	We don't need anymore shore term tourest housing be it VRBOs or hotels. Tourism is a drain on the community. We don't need more huge "MacMansions" on city lots - impose a progressive tax on anything larger than 2,000 sq ft for a single family residence. We don't need more industry, e.g., hotels, that are energy and water hogs.
129	Our local leaders [REDACTED] are the ones that let this mess spiral out of control.
130	Need affordable Low Income for seniors and controlled stops at intersections where low income housing
131	Yes
132	no other comment
133	Bring more land into the city and put in the infrastructure and invite national homebuilding companies to build American subdivisions.

134	We all know there is no one-size-fits-all answer to solving our housing crisis, (and it IS a crisis!) the development and ongoing support of homeless services should be of the utmost importance here. How a community treats and cares for it's least fortunate says a lot about said community. As Jesus said, 'Assuredly, I say to you, inasmuch as you did it to one of the least of these My brethren, you did it to Me.'. We are put on this Earth to serve one another. Let's show people that Newport ACTUALLY cares for it's less fortunate citizens and not give "lip service" to the homeless.
135	We need good quality yet simple affordable housing \$100,000 - 200,000 range. We should also focus on improving the quality of homes that exist. Many homes in this county are decrepit and unlivable. Even looking at homes around \$400,000 I was shocked at the poor condition along side ridiculously high prices. We will also need to invest in our roads to accomodate the growth. 101 can only handle so much as a 1 lane hwy. Hwy 20 also needs more improvement so that comuters can access New Port safely during severe weather. Our roads can barely support the tourists. I've lived in many costal areas that were booming and would love to see New Port become a beautiful place to live and visit rather then a sad concrete waste land where businesses are barely holding themselves together.
136	I did not support the addition of more mobile home parks because that does not help low-moderate income people obtain permanent housing. Lenders will typically not finance, land owners make money off of lower income people, and there is no housing security. The RV spaces currently available are already causing a burden on our community because they occupy valuable land for part-time residents that could otherwise be used for single or multi-family dwellings for low-moderate income workforce of Newport. Similarly, the multiple 55+ communities in Newport prey on low or fixed-income residents while simultaneously devoting large portions of the housing inventory to non-workforce residents. During the pandemic home prices went through the roof and much of the inventory was sold and prices above what the median income would allow (aka people from out of town purchased these homes). One example in my neighborhood was a 1200sqft home sold for 550k last year that was \$280k in 2007 and the new (out of town) owner rents it out on VRBO for \$3,500/mo. Meanwhile, the remaining inventory, post-pandemic boom, is dilapidated and therefore still overpriced. The city could provide renovation loans to low-moderate income RESIDENTS who have no choice to buy/rent homes that are falling apart around them.
137	I think it is very important that we build any new infrastructure in an environmentally responsible way. We should not encroach anymore into vulnerable wildlife areas and should consult environmental local experts on where and how to build to not negatively impact the Yaquina Bay Estuary and shoreline. I think we should also prioritize efficient building in available areas within city limits that are existing neighborhoods by creating multiple living units in centrally located areas. These units need to be well built with designers who specialize in Tiny House concepts where smaller footprint spaces are comfortable to live in because the floorplans are smartly designed. I also think we should have lots available for people to build non traditional housing and for codes to be reconsidered to allow things like container homes and tiny homes. As long as they pass safety concerns that they be welcoming more creative eco-friendly design. Education to people about how to have rain water collection systems, solar panels etc. would also be good to help not overburden the city utilities for this rapid expansion. Maybe tax incentive to utilize alternative energy sources. I also think as we inevitably build on land that has perhaps always been wildland or greenspace that we absolutely need to prioritize bringing back in to the city centers and within homestead areas greenery. We need native plants with pollinator gardens, living roofs with local plants to create habitat for endangered pollinators, owl houses, bat houses etc. We need to pull together

	resources from US Fish and Wildlife and OSU Master Gardeners Program, to create a plan going forward for as much harmony between the human footprint and the wildlife health and longevity in this very special ecosystem. Let's do it right from the very beginning! My personal aspiration is to be able to afford a lot sizeable lot somewhere where I can have a garden and a small house (tiny house, container house, small cottage) that I can utilize solar panels, rain water collection and support wildlife with pollinator gardens. Having space for people to afford their housing easier is essential to the health of the community. It gives energy back to the citizens to go that extra step to give back to wildlife in how we live and to our neighbors where they need help. I also think there needs to be more protection for renters from landlords. My current landlord has been telling me that my rent is increasing because his property taxes have gone up. From city records I know the taxes have not gone up. I know he just knows that if I wasn't an established renter and he had the opportunity to get a new renter he could charge a lot more. That isn't right! I live and work in Newport and have many housing displaced coworkers. They have been forced to move when landlords kick them out because they want to house family who is moving in from out of state for example. We need protection of rent price increase and that landlords can't displace tenants because they have a friend or relative they want to give the unit to. We have a really awesome opportunity here to be smart about how and where we build. And if we build eco-conscious, well designed, coast weather appropriate units in central city locations with community gardens and parks we can even bump up the little city busy route to help people live here without a need for a car if parking is an issue. We can also create a more bike friendly and pedestrian friendly area.
138	Property taxes are quite high enough already. I've paid Them since I bought my house. They are a financial burden that is accepted with home ownership. How does a 10 year tax holiday help anyone responsible enough to meet their tax obligations. I'm not rich because I live in my own home, I sacrifice financially to do it.
139	Condensing vacation rentals.
140	Rentals are too high to sustain living. I have been with my company for 5 years with a degree and still cannot afford housing.
141	I see two causes for high housing costs. 1. The Federal Reserve bank prints money. And this is driven by Congress overspending. But it has two effects: 1. inflation, and 2 it lowers the interest rate. Lowering interest rates makes it easier to afford a home at first, but by doing so, it drives up housing prices. 2. Excessive bureaucracy and requirements placed on contractors. I know this is an issue in Idaho and California, and I see some of it here. But ask a contractor. Really, get out and ask contractors why their costs are so high and why it takes so long to get a project started. And be sure to include an old contractor who can remember how it was before. What changed?
142	We moved here about a year ago and still cannot find something affordable enough to move into. We want to buy land it eventually build on (we want space for our current horses). But, the permit price is ridiculous. We are having to pay more than half our salary a month for our rent and horse boarding because land, land use and permits are so hard to adhere to. Something has to change or we will go bankrupt.
143	To revoke the ORS 87.093 (Construction Liens. That is an illogical and inequitable law that places the owner at risk and disadvantage in acquiring a property, for which he often needs to access borrowed money, including interest. It makes no sense that the contracting party, in good faith, signs a contract whose terms the contractor evaluated, including the labor load and cost of materials and supplies necessary to execute the contracted work, which the contractor must assume and respond to, ends up paying twice. The law, as mentioned earlier, makes sense when the contractor causes the non-payment. In this case, his property can only be

	affected up to the amount owed. What is seized exceeding the amount of the debt is undoubtedly an abusive action taken from a dominant position.
144	Investigate whether existing structures that are currently empty can be retrofitted into housing.
145	The proliferation of vacation rentals in neighborhoods (with the cities approval) has adversely affected the availability and livability of Newport residents. Shame on you!!
146	Who was the [REDACTED] that decided to allow allowable rent increases of more than the COLA index? Our landlord has hit us three times since covid with unacceptable rent increases. YET, there is no housing here. We are drowning in this morass of foolishness. 14.6% is freakin' robbery. I didn't get a 14.6% increase in my pay this year. The politicians are so out of touch it's mind numbing.
147	With sea level rise, coastal erosion, earthquake, and tsunami risks, there are a number of climate and geological risks to housing in Newport. Historically, low income communities have faced these risks disproportionately. Newport should ensure that future low income housing addresses these issues.
148	There are limited property management companies in Lincoln County for rentals. This makes any maintenance on your rental home almost impossible. I have had a broken dishwasher for almost a year because no one from our property management company has the time to come. Any maintenance on our home takes months to have someone even coming and even looking at the problem. I didn't have blinds in my home for the first 6 months of living there because the property managers didn't have time. Yet, I am in the negative every month with my wage compared to my rental costs.
149	Why not consider buying the existing properties in the eco distric on route 101 (even use eminent domain if necessary) and rebuild retain first floor with two or three stories of affordable condos/apartments on top. Work/Live houseing
150	Zone areas with restrictions for 1000 sqft homes or less
151	Homelessness and Affordable Housing should not be lumped together. This is not a popular opinion, but I have worked with the homeless in this area. Hosted a warming center. They flushed needles down toilets, even after being given sharps containers. They urinated on the floors, threw cigarettes on the ground and covered a bathroom wall with feces. It is my belief the John and Jane working hard on a low income should be able to afford a home in the community they work in. I am less concerned with those that defile property. City of Newport has let 1st street go too far. It doesn't help the hardworking folks to lump them in together. Two totally different issues.
152	It would be self-defeating to promote development at a time when there is questionable water supply. We don't need more residents. Housing priorities should be given to existing residents . Additionally, new housing development should never be at the expense of existing, established neighborhoods. Thank you.
153	Thank you for taking visible and public action on this issue! As a professional who's closer to 40 than 30, I have given up on ever being able to afford a home or even live without 2-3 roommates here in Newport. I appreciate the attention given to those of us who want to live/work in this community vs the out-of-area landlords/vacation home owners! (I acknowledge we need the tourism dollars, just the balance feels way outta whack.)
154	Thank you for working to address the housing problems we're having. My wife and I are expecting our second child come August, and are concerned about the ability to have sufficient space for any future growth of our young family. When we first got married, the amount of money we made from our jobs made us ineligible for low-income housing, but for most of our

	first year we also didn't make enough to afford the only non-low income housing seemingly available in the county. And now, as I said, we are afraid that we have come into another barrier of housing in that we can not afford to buy a house, nor can we afford to rent larger apartments as they run anywhere from \$1,600-\$2,100 for what we need. We fall well under the umbrella of what many would consider the middle class, but it definitely feels like we are trapped in a limbo of uncertainty. I hope this survey helps.
155	Studies in other cities and countries have shown that a "housing FIRST" policy does the most good for homeless citizens.
156	Need to limit building of Short term rentals.
157	Don't allow unlimited growth, keep small town feeling. Don't turn us into San Francisco!!!
158	Vacation rentals are the true culprit of the housing issues in this city and county. While a 12% occupancy tax is fine for hotels, short-term rentals need to be taxed differently, at a higher rate, and should be considered commercial property at this point. The exploitation of single and multifamily housing by short-term rental industry is nearly criminal. Use the taxes gained from these businesses to supplement funds for low-income and workforce housing. Better yet, enforce stricter caps on these types of property arrangements. Anything less is simple lip service, and nothing more.
159	As someone trying to buy a home here im concerned about the exorbitant prices of homes and im wondering if there should be some parameters for real estate agents to follow. People are asking way too much for homes that need hundreds of thousands of dollars for repairs and updating. It seems that people are still looking for cash offers. The last home we bid on we lost to someone who doesn't live here and rents it out. We want to live here and support the beautiful people and businesses in Newport! Its heartbreaking. That home sits empty and were still looking for a home.
160	Where's all the buildable land for sale!?
161	It is up to individuals to help themselves, the allowance and ignorance for the abuse of drugs has put a burden on the people who are trying to do the right thing creating an unsafe, unhealthy, and unstable community. The folks who choose to inhale, ingest, and intake drugs and alcohol are putting that priority as their first with the community and others in a lesser care or priority which makes it unsafe for themselves and the rest of us in several ways. This causes homelessness, stress on the community, less supportive of our law enforcement, fire, fire prevention, code enforcement, medical and at a higher cost. A solution for homeless and people who don't care for themselves may be to start with programs of "cleaning up and be responsible for yourself!". Taxes and utilities should be equal and fair for ALL the residence and not adjusted on a sliding scale for those who are abusing the system, enabling the bad behavior and habits. Contribution and responsibility to the community with respect is what is lacking. Being held accountable is somehow not a thing anymore. If there is going to be support, there needs to be checks and balances to ensure the program for better investment is not going towards demise of society or self degradation with a free place to stay along with a food card to buy crap. I work hard to succeed and be a good neighbor. Contribution together, be held accountable, support our first responders and healthcare, help the needy for the needy who also help themselves being held accountable to improve, not to continue to drag us all down. As for more housing for those who want to work and live here, be part of the good neighbor community of profession and respect, I am all for that growth, building infrastructure, growing business and life success together.
162	Consider expanding building permits outside of current city limits
163	NEED many more senior low income apartments that are 1st floor accessible

164	FAR too many properties are being used as short-term vacation rentals. There are tons of people struggling to find housing while vacation rentals sit vacant a majority of the year. If more existing properties were used for long term housing rather than short term vacation rentals there would be more housing available for locals. Many medium income families are competing with low income families for any housing that's available. If medium-income families had access to the properties that are currently vacation rentals it would make low-income housing more accessible for those who need it.
165	Focus on development in areas of the city that are lower density. Assure a balance between the needs of current residents and increased density. Assure a focus on quality of life in our existing neighborhoods to preserve historic sense of place and support mixed use neighborhoods. Assure that adequate parking resources are in place prior to development.
166	I feel for the homeless, but supporting camps/RV lots/ ect. is not the answer. Driving through what has become of Salem and Portland breaks my heart. Homeless in general, do not use waste receptacles, have no respect for themselves or their immediate environment. They need dependable mental health support before taxpayers should be expected to provide them housing. The City of Newport needs workers (!!!) and the # one complaint is lack of affordable housing. We need housing that families making \$35-50K/yr can afford to live in while still making car payments and putting decent food on the table. Can't Newport focus on acquiring rural land tracks and have affordable housing units (i.e. duplexes and similar) built for rent at a decent rate (not what they market will bear) to keep the units maintained and supportive staff paid? Maybe the local businesses whose employees utilized the units could help offset some of the cost?
167	Your fancy webpage is incompatible with HTML5, and excludes indigent respondents who cannot afford the latest computing systems. Thus, your outcome is biased from inception, and INACCURATE.
168	uncontroled population, loss of surround environment to accomodate increased traffic and privacy, destruction of natural surroundings to create traffic issues
169	We pay high property taxes, yet live on a gravel road. Pave our road!
170	This is a horrible and unworkable webpage
171	I hope there is a way to really support *local* families needs first. I understand when the low-income apartments by the movie theater were built, anyone on the waiting list for housing, from around the state, were first to be offered an apartment. So we had a large amount of people move here from portland, Eugene, etc. and very few were able to move into them, who were part of our community first. I could be wrong about the exact numbers, but this is what I heard from residents that live in that complex directly. Other concerns, of course, are the issues around drug abuse and mental health. Physical buildings aren't always the solution to the homelessness crisis. I would hope there's a way for local families to find safe housing options, without being mixed into other unsafe situations with their new neighbors.
172	More apartments like Little Creek would be ideal for our community and families. I've lived there twice, and it was affordable, safe, and clean.
173	Whe build all this low income house and ship portland people here to live. The apartments look like crap already and are an eye sore for the community with broke down cars. We might as well leave two police offices there at all times and save the gas money. We need housing for working contributing familys not METH and Fentanyl dealers.
174	I feel the 10 year property tax exemption is a terrible idea. I would be interested what the projected loss of tax revenue would be.

175	I am a single person, retired and have owned my home for 33 years. I don't want my property taxes increased more than the 3% we already pay.
176	I believe there is not enough affordable single occupancy rental options in Newport. My brother just relocated here and it took him 7 months to find a single room apartment he can afford while working full time at Fred Meyer. My 23 year old son (born and raised in Newport) would like to move back to Newport, but is unsure about finding housing. We want young people to be able to come back to Newport, but there is no affordable housing.
177	Prioritize homeless housing and help, esp. for the working poor! Much of the workforce now live in their cars!
178	As a resident, I'm curious how the taxes from STRs are involved and distributed. That seems like a highly related issue that was not mentioned.
179	Look at housing county wide.
180	Add items in here to include limiting the number of vacation rentals, second homes (or taxing second homes more than primary residence homes), and supporting development of multi residential housing
181	BAN VACATION VACATION RENTALS. BOOM. PROBLEM SOLVED.
182	If Newport has a housing problem why is it that there was a crackdown on vacation rentals in areas OUTSIDE of Newport, but not IN Newport? Why don't you crackdown on vacation rentals in Newport?
183	thanks for staying on top of what we need to sustain to keep Newport thriving and also e
184	The large volume of appartments that have and are being built near the big creak resevoir exceed the limited road access. There are only two roads into the area and three to exit, with only one of those three roads being stable. The other two frequently fail and there has been no long term plan to ensure adequate access to the area. (An area that is both a damn hazard area as well as a tsunami zone hazard area) Additionally, the large increase in population to this area increase the risk of accidents on 101 while residents attempt to exit the area. It also means a large increase in traffic through school zones, as residents attempt to avoid the hazards of trying to get onto 101.
185	Limit STR and make more long term rentals
186	yes Low income housing and housing for homeless people and vets and mentally disabled should be a high priority for both newport and lincoln county. We need to help our people get to a point where they feel good about their lives and have a warm safe place to call home no matter how big it is. It will stop the burden of crime and hopeless any feels when we see a person at walmart,fred meyers,mcdonalds, or any where begging for money. We as a society have a moral obligation to help these people even if it was caused by drugs ,alcohol, or war. Or even it was cause by mental disability. We need to help our own. NOW. I really am not woried about the old wifes tale that it will attract more. Lets not worry about that until it happens
187	Tiny homes I think are one answer to this problem with the ability of people being able to buy them but putting a cap on how they can be sold in the future so investors cannot buy them up and sell for inflateded
188	Thank you for opportunity to learn and provide my answers
189	If there is not enough housing for the population, perhaps a solution is to reduce the population.We are in danger of becoming another tourist/merchant controlled town like Pacific City, Depoe Bay, and Lincoln city, where the tourists and merchants are the 'tail that wags the dog'. Fewer people=fewer demands on resources. Yes, it is a kind of 'de-evolution' on a civic scale, but I do not believe a constant growth-mindset is desireable.

190	We have plenty of properties zoned to be difficult or impossible to used for homes, zoning also does not allow for the care of elderly family members or children, desperate times need strong action. change timbercon, Agg to multi dwellings to allow families to build for children and seniors. these will eventually become rentals as time passes.
191	There is no affordable housing in Newport. Too many greedy house owners using their homes for vacation rentals.
192	focus on subsidized housing for low income workers
193	I don't have all the answers. But affordable housing is past a problem, it is a crisis. It's time for quick action immediately! The new affordable apartment complexes built recently have helped some. We still need more single unit family dwellings. Addressing the vacation rentals will also help.
194	Lower number of vacation rentals. Stop building on ecologically vulnerable land. Make sure there is adequate egress from new housing during emergencies. Thank you.
195	Limited water resource for adding more homes/apartments. Traffic problems already bad.
196	The cost of rent and the cost of food are not ideal. Food costs so much more now, that affording rent and feed our selves are almost impossible. \$23 for food stamps when the rent is \$1150 and you only make \$1300 with utilities and car payments an insurance, how is it possible to feed ourselves.
197	I'm very concerned with the questions about homeless. The medical situation here is awful. Many of us who live and work here can't get a doctor. Where are the homeless going to get medical attention? What they will do is go to the ER which can't handle that. Inviting the homeless into Newport by providing a warming shelter or other housing is an invitation for a disaster. It's not fair to taxpayers that we can't get medical attention except on an emergency basis. If you want to spend some money, help out with that.
198	I live in Harbor Village Cooperative. We purchased our RV/MH park and are now all permanent spaces. We need a way to find new residents that are looking affordable housing in Newport! Check out harborvillagecoop.com (our new board needs to learn how to recruit new residents to all our vacant spots) call the office 541.265.5088 with suggestions - the city should be working together with our park! : )
199	The short term rental policy needs to be part of the discussion. There seems to be no mention of this in this survey.
200	The problem with the coastal towns including Newport is that you allow people to buy these houses from other states and the county allows them to rent them out instead of making home affordable to the community.
201	There is no analysis of the increase in housing and the impact on crime. Why wasn't there a review of current crime increases as a result of the current new housing units? What is the impact of increase affordable housing on current housing prices? Will there be an adverse effect on the ambiance of the Newport community community?
202	Make sure there are adequate roads for new developments, especially those that open to Hwy. 101, such as turn lanes or traffic lights
203	There should be a cap on developement in Newport. Our water souce has a limited carrying capacity. Growth in Newport should be limited, this is also a quality of life issue.
204	At this time, Newport has added/is in the processing adding 3 large sized (for this area) apartment complexes. They lack real outside areas, and COMPLETELY LACK sidewalks/multiuse paths that can be used by tenants (or owners if the buildings go condo some day) for people to (1) spend time outdoors w/out driving; (2) go shopping, etc., without having to either walk along 101 or in a street. In addition, the city has lousy mass transit. I

	<p>used to take the loop bus, up to 3-4x/week, more during the summer, I stopped doing so when service was reduced. Nobody working a full time job can use the loop bus to get to/from work, and the north county bus schedule doesn't compensate for the lousy loop bus service. Keeping a car, particularly if making payments, can cost thousands/year, if someone could make so w/out a car or a family could get by w/only 1, rather than 2 or 3, who knows, they might be able to afford regular dental care. I've lived in this city for years and it has only rarely shown an interest in non- combustion/electric engine transport at even half or a 1/3 as much as it subsidizes/cares about the airport. Which one are residents more like to use? Stop catering to a small minority and start trying to keep transportation costs and health care costs (walking is a healthy activity) down by putting in more sidewalks, multiuse paths and SAFE WAYS OF CROSSING HIGHWAY 101. It's still a crapshoot crossing, flashing yellow doesn't require people to stop and some don't. I challenge Derrick Tokos, the city manager and city council to get around only by bicycle, on foot, or by bus w/in Newport for a month. Let me know how it goes. And what's wrong w/people commuting from Toledo? It's not that far, and some like the weather there much better than Newport's. And put some apartment complexes in Newport Heights and that section of town, and south Beach, instead of putting in it all in north Newport. The heights area is outside the tsunami zone too--quit redlining apartment complexes if they're so great.</p>
205	<p>Mixed use zoning and more reasonable parking requirements would allow for lots to be built on that have not been able to be built on. Permit and building fees are too high to encourage building. Utilities are necessary for survival and should be affordable to all! A lot of the housing in Newport is not maintained to a healthy living standard.</p>
206	<p>YIMBY!</p>
207	<p>Developers are restricted in building affordable housing in Newport by the cities high building fees and taxes, restrictive zoning codes, parking requirements and restrictions on types of housing they can build. Fix these issues and developers would start building more affordable housing.</p>
208	<p>While housing is extremely scarce, there are no jobs to be had either. Newport government should be actively seeking new business to keep the city afloat.</p>
209	<p>American capitalism ensures maximum wealth for few and cheap stuff for many. This is a huge problem. It also provides more welfare for the affluent while heavily penalizing the poor, for example, tax breaks for developers but large fines for overdrafts. America give more help to those who actually don't need it. Additionally, greedy landlords, predatory payday lenders, and businesses that underpay their employees or force them into the gig economy all undermine the advancement of low and middle class people. NIMBYs are especially insufferable. Because people need help and we all stand to do better when we all do better, NIMBYs should be ignored. Finally, as much as public housing is maligned, it also helps more people than it hurts.</p>
210	<p>We live in a nice, wooded neighborhood in South Beach. It's quiet and peaceful most of the time. I see people on local facebook groups making negative comments about housing, renting mostly. Some want a place to put their RV. I would love to buy one of my neighbor's property, demolish her rotten rat infested (literally) mobile home and build a higher end RV "park", with a laundry facility, make it quaint. Would something like that even be allowed? Are there resources for someone like me to learn how to even accomplish this? It's not the city's business to provide all this housing, so maybe focus on making those dreams possible for people like me.</p>
211	<p>Part of the lack of housing in Newport is due to the many homes now being Vacation Rentals. This destroys our neighborhoods, causes parking and noise problems and blocks lower income</p>

	families and workers from renting or living in Newport. This ISSUE MUST be addressed FIRST. Limit the amount of license to VCRs, reduce the number of VCRS over a 5 year period, and better monitoring of the ones who are licensed. If abusing their license, suspend the license and do not give it to someone else. My family has lived here for 3 generations and VCR's are ruining Newport, especially in the Nye Beach area and along the coastline of Newport.
212	We appreciate how comprehensive this survey is and hope that all city leaders and residents understand this a complex problem requiring multiple/simultaneous solutions from all of us.
213	The fact that 70% of Newport's labor force lives elsewhere is staggering. Rent and home costs are too high. Also something needs to be done about the homeless' drug use, not just their lack of housing.
214	NA
215	Yes - you should talk about how this all fits in with livability a the Vision 2040. The questions are so vague it leaves all the answers up for interpretation. What locations are you talking about? City Center would be a good place to explore for housing . The postcard sent to properties was such fine print with no headline that most people didn't bother to read it. Housing in Newport should be part of an overall Master Plan with livability and Vision 2040 considered.
216	The survey form is unresponsive -
217	No
218	<p>I think your housing survey misses the most salient points moving into the future.</p> <ol style="list-style-type: none"> <li>1. Environmental conservation is necessary to accommodate future population growth. That begins with increasing the efficiency of one's residential "footprint." <ol style="list-style-type: none"> <li>(a) Government should only subsidize high-density housing in the form of long term landlord/tenant apartments and owner condominiums. It should explicitly exclude anything less than a 6-household structure; and for qualifying structures, mandate common area greenspace to a minimum of 25% and maximum of 100% that of livable structure floorspace (excluding garage, patio/balcony, etc.).</li> <li>(b) Exclude vacation rental use of a subsidized residence for 30 years. This is enforced by raising property tax on income producing residential housing to a highly unprofitable level, but crediting the owner who shows a lease of at least 6 months.</li> <li>(c) The overall goal is "coastal urban" efficiency that virtually eliminates suburban sprawl, and redevelops existing land. Newport is primarily a service sector tourist town, with slow population growth.</li> <li>(d) This long term objective strongly considers that lower housing cost creates increased demand, and thusly increases population.</li> <li>(e) To overcome increased demand due to lower cost, special subsidies and set-asides could be provided through HALC for households with a history in Lincoln County based on direct family origin, total residence of at least 12 years, or continuous residence of at least 6 years.</li> </ol> </li> <li>2. Standalone housing is a luxury which imparts a higher burden on the ecosystem. People who can afford the luxury of standalone housing don't need any subsidy. Even if the primary employers in Newport were high tech companies who needed to competitively attract high salaried workers, the high salaries can pay for the luxury premium of standalone housing.</li> <li>3. Something must be done about "racial" bias (properly termed heredity, that is beyond the control of a person). For example, Surf View Village suffers blatant discriminatory conduct by</li> </ol>

	<p>some Caucasian tenants, such as shouting heritage slurs, flying the confederate flag, and maliciously making nuisance noise during statutory quiet hours.</p> <p>Local police have actually ordered heritage minorities to stop calling the police on claims of civil rights violation. In short, Newport remains a "keep it white" community, and that agenda is perpetuated by all three branches of city &amp; county government. I am embarrassed to be an Oregon resident, and intend to move out as soon as practicable, establish business elsewhere, and employ motivated people who don't feel entitled to slothfulness and willful ignorance.</p> <p>4. The solution to unsheltered homelessness is not fully subsidized "housing." It is addressing at least one of the problems -- government discrimination and hostility that parallels heredity discrimination -- in preference to Caucasian tourism that generates business revenue.</p> <p>(a) Example: one cannot take a bag of used deposit containers on the bus. This is made worse by the fact that grocery stores no longer accept returns.</p> <p>(b) HALC conceals availability of housing programs. E.g., 58+ subsidy.</p> <p>I am [REDACTED], and am only approved under Section-8 to stay in [REDACTED] apartment to provide medical assistance. Otherwise I "disburse" camp in the Siuslaw NF.</p> <p>(c) Establish free, long term, homeless campsites on unused city/county land -- proximate to a bus stop (or reroute the bus and make new stops). And issue free bus passes. There is plenty of land available. Hire a homeless person to be campground host. However, this is not a free-for-all program. It can be limited to a history in Lincoln County, as above; restricted to recipients of SNAP, OHP, or other verified subsidy. Legal intoxicants only between 6pm and 10pm. Automatic "eviction" for disturbing the peace; hence the need for a campground host as witness.</p> <p>5. SURF VIEW VILLAGE (SVV)</p> <p>(a) SVV proves the severe problems with LIHTC projects. It is ONLY about the money, and doing the absolute minimum which is actually ENFORCED, in order to keep the money. These tax credit companies are NOT ethical and professional landlords. They are like mortgage financiers that caused the 2008 economic collapse.</p> <p>(b) There are HUGE problems with management at SVV. This includes perpetual habitability violations in relation to accumulation of filth and trash.</p> <p>(c) SVV is now managed by a company in Enterprise, OR. They have imposed an unconscionable Draconian lease contract that violates so many laws, it is unenforceable. Nobody at SVV, Veredien management, Commonwealth holdings, or any government entity would respond to my attached complaint.</p> <p>(d) Example points:</p> <p>(1) Thermostats on heaters have no marking, but SVV instructed tenants to set their thermostat to at least 55 deg.</p> <p>(2) The lease prohibits all glass containers in all common areas. That means a tenant can be evicted for carrying a jar of spaghetti sauce from their car to their apartment.</p> <p>(3) SVV can change the lease at any time, in any way, without tenant consent, and without actual notification (except for posting it on some undisclosed bulletin board). Violates ORS 90.220(2). And failure to accede to the provision is cause for eviction.</p> <p>(4) SVV posted a sign requiring tenants to fill the dumpster to the top ( greater than 7 ft.), before compacting it.</p> <p>(5) SVV contends in writing, that a tenant has no expectation of privacy, and they are entitled to take photos of anything and everything in the apartment during quarterly inspections (which itself is unduly oppressive).</p>
--	---

	<p>(6) SVV demands that tenants commit perjury and state incorrect information on the annual low income re-certification forms.</p> <p>(7) SVV requires absolute and complete tort immunity, and waiver of all causes of action and affirmative defenses. Exculpatory clauses are prohibited, consistent with 24 CFR §966.6; HUD Occupancy Handbook, 4350.3 REV-1, at ¶6-5.C.6.c; ORS 90.392.</p> <p>(8) SVV imposes a "grievance procedure" following USDA forest service administrative procedures, even though it is an IRS LIHTC 4% project.</p> <p>(9) SVV engages in unlawful practice of law, with conflicting interests, and provides legal advice to tenants.</p> <p>(10) SVV attempts to evade ORLTA habitability statutes by shifting responsibility for maintenance and cleaning of common areas to tenant.</p> <p>(11) SVV holds that failure of a tenant to pay their cell phone bill is good cause for eviction. Likewise when UPS drops off a package in front of a tenant's door.</p> <p>6. The typical government response to any landlord-tenant conflict is to contact "Oregon Legal Aid" (OLA). But the actual reality is that OLA refuses to provide any legal advice. All they do is decide whether to assign a pro bono lawyer to commence a court action. That effectively and efficiently resolves nothing. Newport can make all the rules in the world, but if a tenant has no direct non-lawyer procedure to obtain any remedy, then the landlord is effectively immunized against everything. That is just one more example of Oregon bias against individuals.</p> <p>7. Related to Surf View Village, there is a MAJOR problem with US Route 101.</p> <p>(a) Even peace officer vehicles refuse to stop for pedestrians at the unmarked crosswalks, when children attempt to cross, and use the park on the west side of the highway.</p> <p>(b) There have been numerous SEVERE automobile accidents in front of Surf View and the movie theater.</p> <p>(c) There is daily loud honking, due to conflicts over "rules of the road."</p> <p>(d) Vehicles drive closer to 55MPH than the posted speed of 45MPH.</p> <p>(e) Due to vehicle speed, there is a very high level of both noise pollution and particulate air pollution from tire wear.</p> <p>(f) Surf View has 110 units and probably more than 250 tenants, which changes the nature of the area to a more urbanized setting.</p> <p>(g) There is a new bus stop to support higher bus traffic, and more people must cross the highway, either way.</p> <p>(h) With all the above factors, the speed limit should be reduced to 35MPH between the Chinese restaurant and the present 45-55MPH transition; and the north 60th street intersection should have marked crosswalks.</p> <p>For the record, Newport has been informed. Refusal to act in the interest of public safety will expose Newport to tort liability for serious accident or fatality. [REDACTED], preeminent tort lawyers, are located in Newport.</p> <p>At a minimum, please respond with information about how one petitions city/county/state to change the US Route 101 speed limit. Is local voting measure possible?</p>
--	---

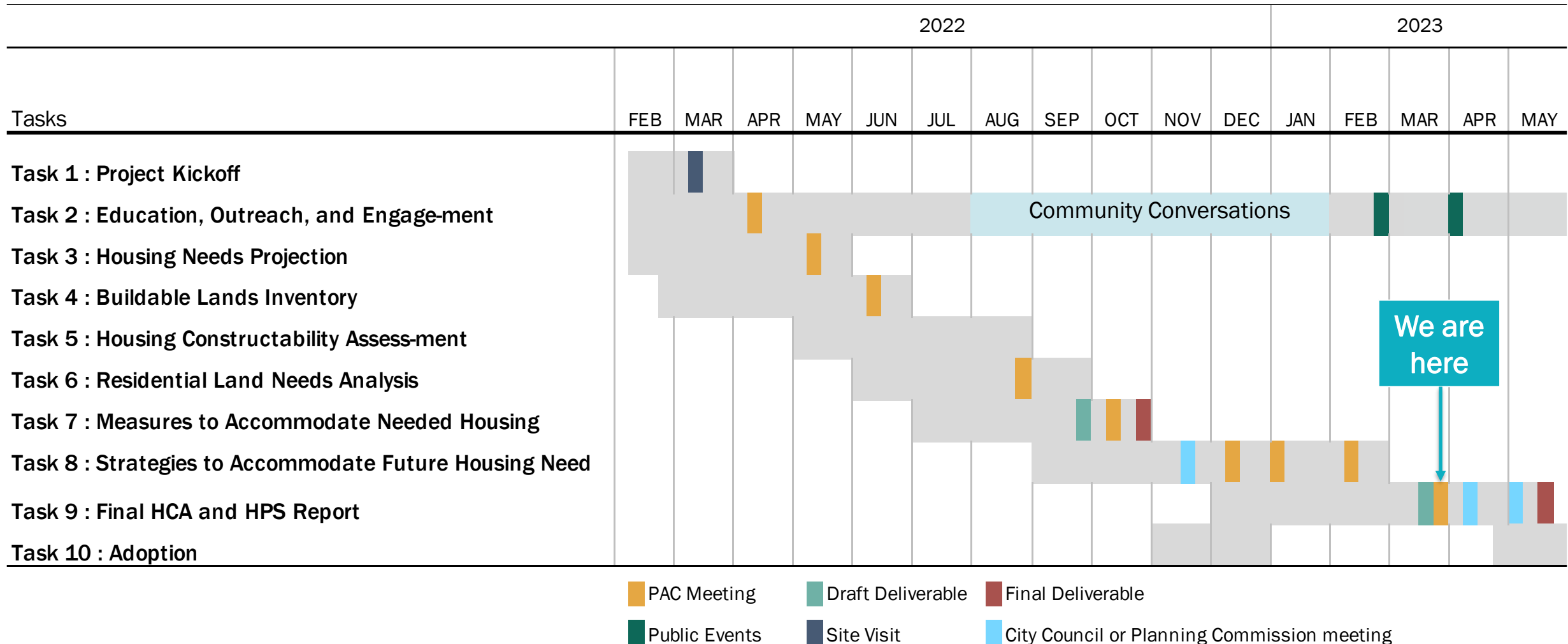


# Newport Housing Capacity Analysis

## Project Advisory Committee Meeting #9

March 30, 2023

# Project Schedule



# Process for Developing the HPS

Oct-Dec 2022

## **Narrow down the list of potential actions:**

Provide long list of potential actions to the PAC to identify actions with the most promise for the City of Newport.



Jan-Feb 2023

## **Additional action evaluation**

Provide additional detail on remaining actions. Vet narrower list of strategies with relevant stakeholders and the PAC



Mar-May 2023

## **Draft HPS**

Refine actions for City Council to consider, working in conjunction with local partners.

# PAC Meeting Dates and Topics

Goal for PAC 9 meeting:

- Debrief the community Open House
- Discuss implementation schedule and bundling of actions

HAC	Date	Topic(s)
PAC 5	Oct 13	Introduce the Housing Production Strategy
PAC 6	Dec 15	Identify potential housing actions
PAC 7	Jan 12	Refine and narrow housing actions
PAC 8	Feb 16	Refine housing actions, discuss implementation steps
PAC 9	Mar 30	Review and comment on the draft HPS report



# Debrief Virtual Community Open House and Summary of Stakeholder Interviews

**ECON**orthwest

ECONOMICS • FINANCE • PLANNING

# High-Level Summary of Project Outreach

## Community Conversations (9)

*Completed, 70 participants*

- Longview Hills
- Lincoln County Board of Realtors
- Lutheran Church
- Nye Neighborhood Association
- Centro De Ayuda
- Pacific Homes Beach Club
- Reconnections Community
- Affordable Housing Developers

## Open Houses (2)

*1 completed*

- Share HCA and solicit feedback on potential strategies (Feb/March – *Virtual*)
- Share final HPS (April)

## PAC Meetings (9)

*8 completed*

## Developer Interviews (9)

*Completed*

- Bonnie Serkin, Landwaves
- Dustin Capri, Capri Architecture
- Todd Woodley, Wyndhaven Ridge LLC
- Cal Blake and Lack Litwer, Columbia Gorge Capital
- Rich Belloni
- Emily Reiman, DevNW
- Diane Linn, Proud Ground
- Daniel DiFrancesco, Commonwealth Companies
- Sheila Stiley, Northwest Coastal Housing

## Service Provider Interviews (3)

*Completed*

- Lola Jones, Samaritan House
- Dr. Karen Gray, Woody Crobar, Sandy Mummey, Susan Lan View, Lincoln County School District  
McKinney-Vento representatives/advocates
- Bob Cowen – OSU Student Housing

# Virtual Open House

**Purpose:** Inform the community of work to date and gather feedback on proposed actions to address housing needs.

**When:** March 01 – March 20

**Number of participants:** 454

Why plan for housing?

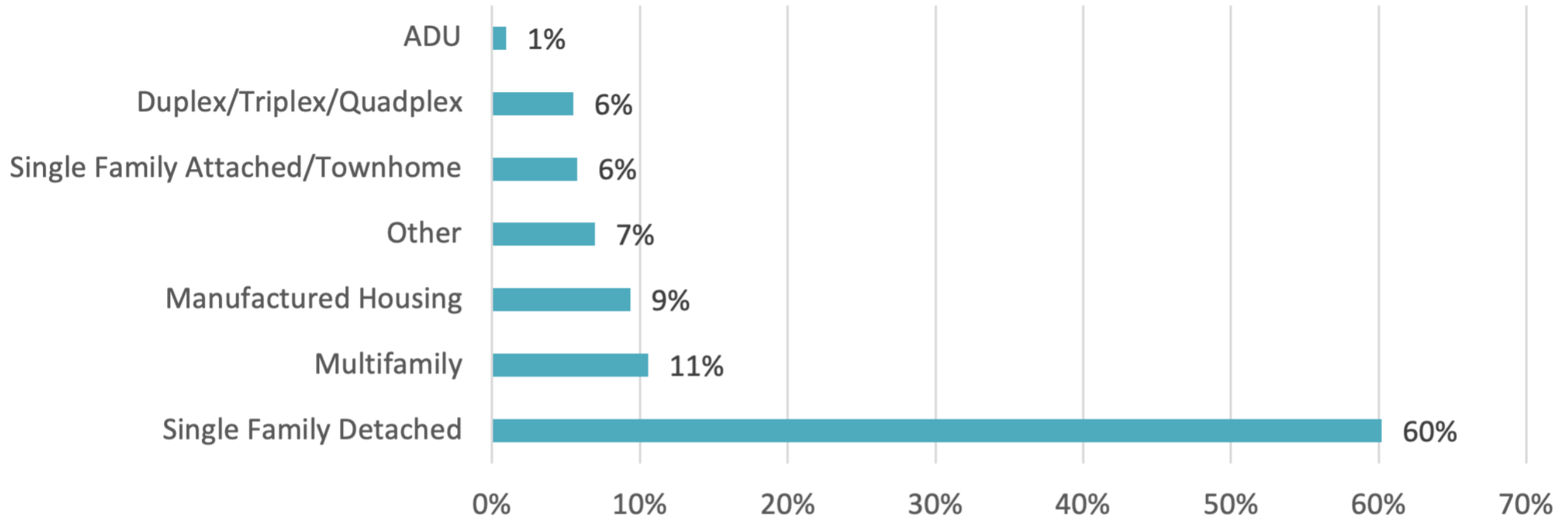


How should we plan for the future?



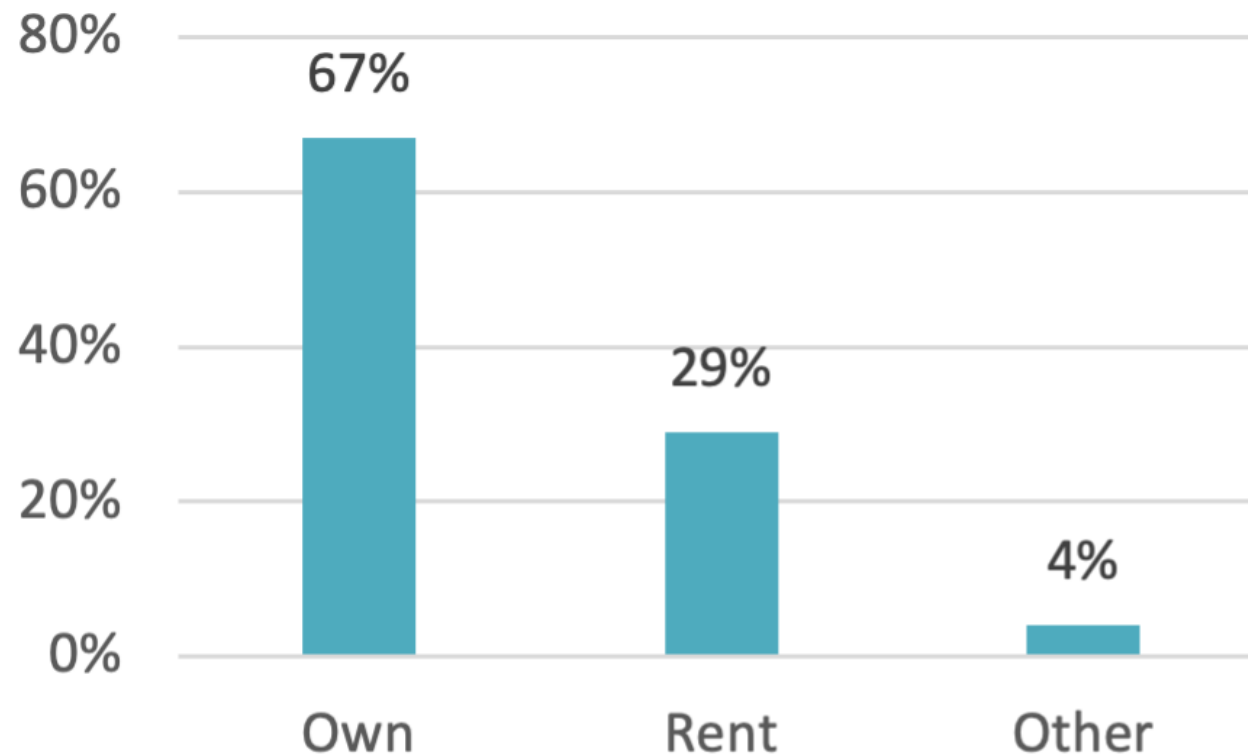
# Virtual Open House Survey Results

## Housing Types that Survey Respondents Live In



# Virtual Open House Survey Results

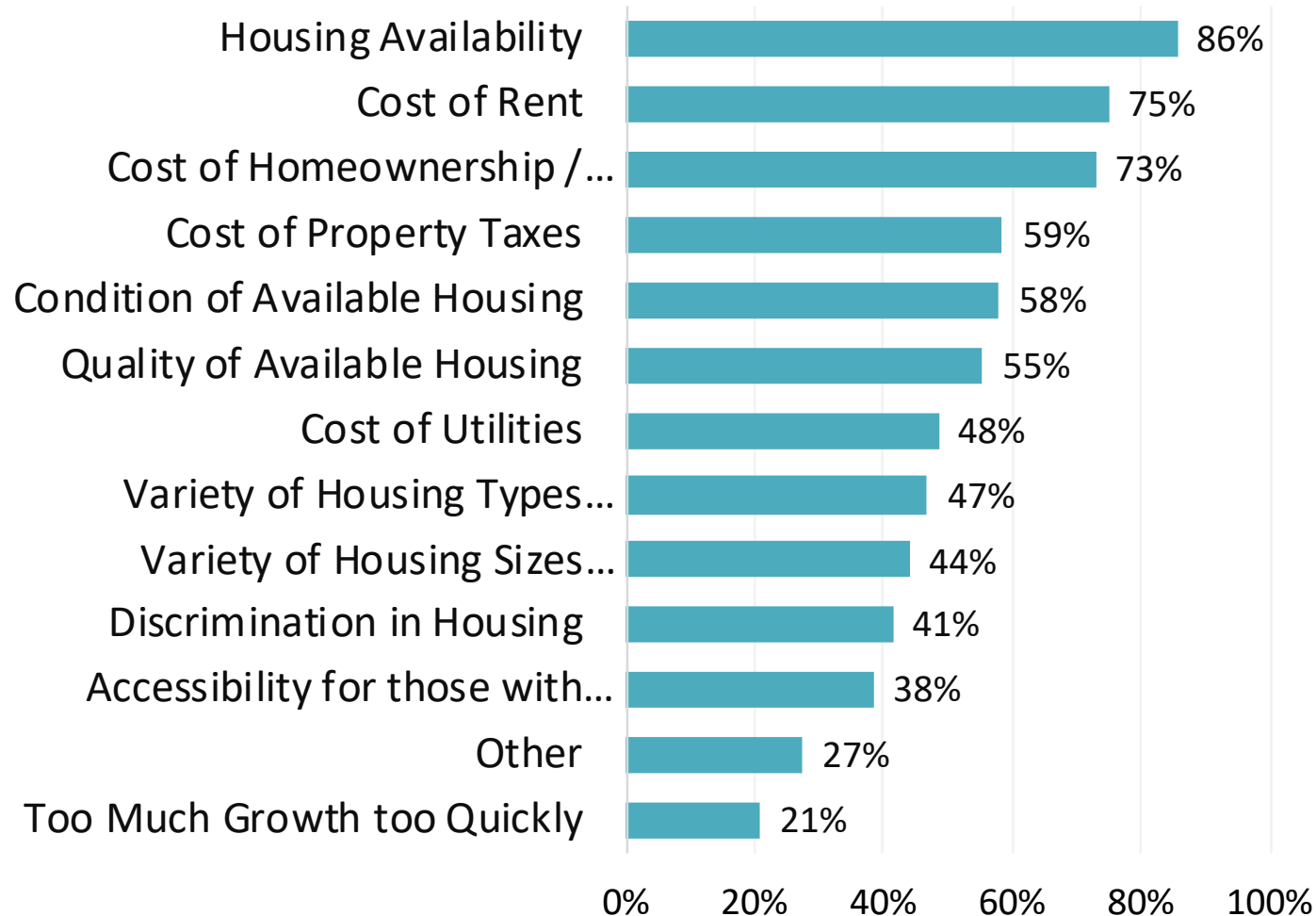
## Percent of Respondents who Rent vs. Own Their Housing



“As an employer in Lincoln County, there are three main issues: 1) availability of housing, 2) cost of housing, and 3) quality of the affordable housing.”

# Virtual Open House Survey Results

## Percent of respondents “very concerned” about different housing issues in Newport



“Being a working but homeless family, we are having to consider moving away from Oregon. We currently have no shower, hot water, or indoor plumbing. We cannot afford to rent. It is a shame Newport is losing good workers because [they] cannot afford to live or buy a home.”

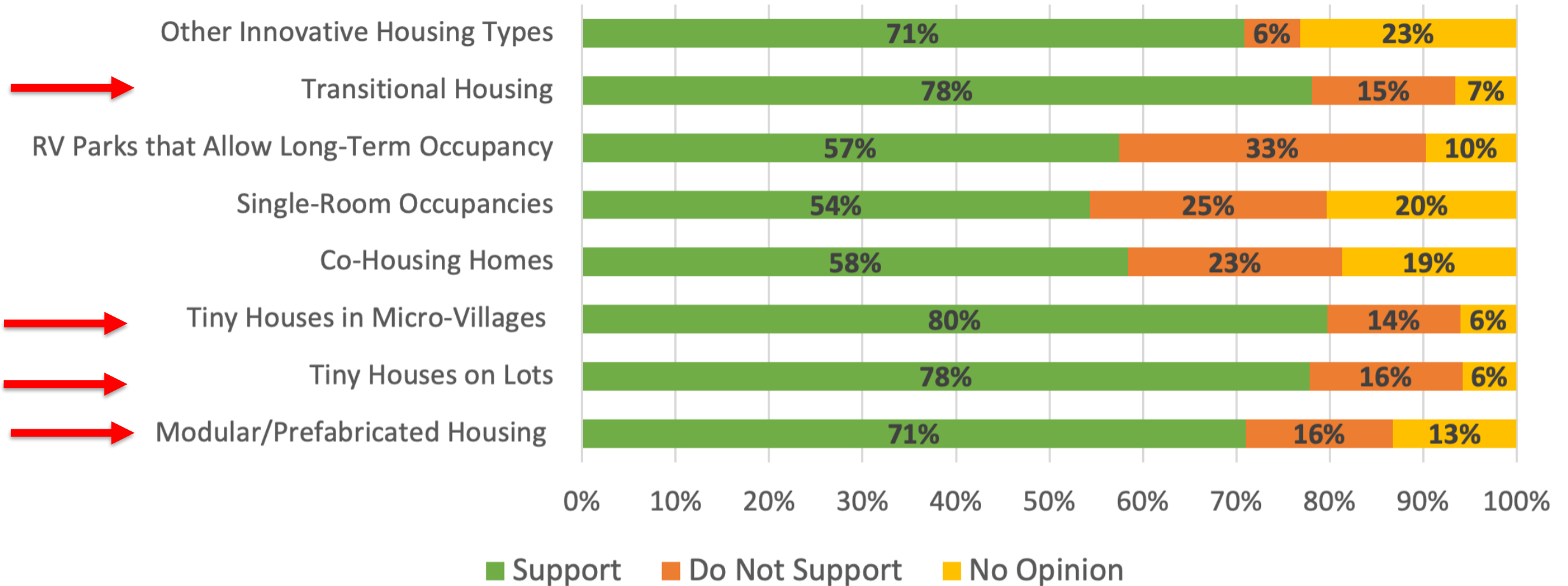
# Virtual Open House Survey Results

## Concerns about Development of Different Housing Types (Percent of 455 responses)

Concern	Single Family Detached	Single Family Attached/ Townhomes	Cottage Housing	Duplexes, Triplexes, Quadplexes	Multifamily (5+ Units)	Mixed Use
Affordability	75%	65%	56%	58%	56%	51%
Parking (Not Enough)	16%	27%	29%	30%	30%	30%
Existing Neighborhood Compatibility	18%	19%	20%	21%	24%	17%
Building Design	13%	15%	19%	16%	17%	16%
Too Many in an Area	10%	9%	10%	14%	16%	9%
Too Few in an Area	7%	8%	8%	9%	9%	8%
No Concerns	5%	5%	7%	5%	4%	8%
Parking (Too Much)	3%	2%	3%	4%	4%	3%

# Virtual Open House Survey Results

## Other Housing Types that Respondents Support



# Virtual Open House Survey Results

## Percent of Respondents that Ranked Different Housing Solutions as the Highest Priority

Option	Description	Highest Priority
1	Lobby the Oregon Legislature for more resources and flexibility to support housing development	61%
2	Support partners in building affordable housing for homeownership	57%
3	Work with landlords and tenants to ensure that rental housing is well-maintained	54%
4	Support regional housing partners with housing development for low- and middle-income households	53%
5	Establish a low barrier emergency shelter and warming center in Newport	50%
6	Adjust the allocation of City housing funds to direct more resources to support affordable housing and homeless services	48%
7	Participate in the Lincoln County regional homelessness action plan	45%
8	Use limited available public funds to support housing and infrastructure development	41%
9	Pursue an agreement with the County that makes it easier for the City bring land into City limits	39%
10	Reduce zoning code barriers for housing development	39%
11	Provide a 10-year property tax exemption for low-income home buyers	34%
12	Pay development charges from other City funds to support building of workforce housing	33%
13	Support outreach and education to promote equitable housing access	31%

“As an employer in Lincoln County, there are three main issues: 1) availability of housing, 2) cost of housing, and 3) quality of the affordable housing.”

# Discussions with Stakeholders about Actions in the HPS

- High level of agreement that we have the right actions in the HPS or that Newport has already implemented
- Discussion of the importance of development incentives and how the actions layer with each other
  - Land banking, SDC waivers, sources of funding for affordable housing, etc.
- High level of interest in addressing houselessness and increasing housing stability
  - Low-barrier emergency shelter and warming center is a top priority
  - School district representatives highlighted the need to include and support families with children, which can be challenging in a low-barrier emergency shelter
- Partnerships with community land trusts highlighted as a method to increase homeownership accessibility at 80% - 120% AMI levels

# Discussions with Stakeholders about Actions in the HPS

- Collaboration between organizations and the City cited as necessary for successful outcomes
  - Helps avoid “displacing those that can least afford to be displaced”
- Supportive services require more resources and staff
  - Helping households find and retain housing is costly, time consuming, and requires a variety of approaches depending on needs, but is crucial to keep people in housing
- Upcoming Hatfield Marine Science Center housing development expected to ease housing limitations from students, staff, and visitors
  - Plans for 2 phases of development, 75 unit in each phase
  - Phase 1 finished by Fall 2024
- Concerns about vacation homes and impact on availability of long-term rental units



## Final Actions in the HPS

- Do you have any final questions about the information in the document?
- Are there any suggested changes to the HPS?
- Do you have a recommendation for the City Council on adoption of the HPS?

# Review: Existing Strategies in Newport

- Reduced Residential Street Widths, Missing Middle Housing allowed, other zoning changes to support housing development
- Revenue Sources to support housing investments
  - Construction Excise Tax and Urban Renewal
- Tax Incentives for Affordable Housing
  - MUPTE, Non-Profit Corporation Low-Income Housing Tax Exemption
- System Development Charges policies
  - Updated methodology, transferability of credits
- Grants and Land Donations for Affordable Home ownership
  - Home Ownership Down Payment Assistance
  - Rehabilitation and Weatherization programs
  - Partnership with Lincoln Community Land Trust
  - Habitat for Humanity Land Donation

# Review: Summary of Actions

Potential Action	Develop Income-Restricted Affordable Housing	Develop Low/Moderate Income Rental Housing	Increase Affordable Homeownership	Preserve Existing Low-to Moderate-Income Affordable Housing	Address Homelessness
MFI	Up to 60% MFI	60% – 120% MFI	Up to 120% MFI	Up to 120% MFI	
A. Use Urban Renewal to support housing and infrastructure development	■	■	■	□	□
B. Implement the Homebuyer Opportunity Limited Tax Exemption			■	□	
C. Reduce development code barriers to housing development	■	■		□	
D. Adjust the allocation of the Construction Excise Tax (CET) to support affordable housing development	■	■	■	□	□
E. Lobby the Legislature for more resources to support housing development and remove regulatory barriers to housing development	■	■	■	■	■
F. Establish a low barrier emergency shelter and warming center in Newport					■

# Review: Summary of Actions

Potential Action	Develop Income-Restricted Affordable Housing	Develop Low/Moderate Income Rental Housing	Increase Affordable Homeownership	Preserve Existing Low-to Moderate-Income Affordable Housing	Address Homelessness
MFI	Up to 60% MFI	60% – 120% MFI	Up to 120% MFI	Up to 120% MFI	
G. Support development of a regional housing entity focused on low- and middle-income		■	■		
H. Participate in the regional homelessness action plan	□				■
I. Pay System Development Charges (SDC) for workforce housing	■	■	■		
J. Grow partnerships with Community Land Trusts			■	□	
K. Support outreach and education to promote equitable housing access	■	■	■	■	■
L. Pursue an Urban Growth Management Agreement (UGMA) with the County	□	□	□		
M. Research rental housing maintenance code feasibility				■	

# Implementation Timeline

Actions	2023	2024	2025	2026	2027	2028	2029	2030	2031	
A.Use Urban Renewal to support housing and infrastructure development	Ongoing implementation of existing URA						Evaluate changes to URA or feasibility study for new district; Potential Official Action by City Council end of 2031			
B.Implement the Homebuyer Opportunity Limited Tax Exemption			Adoption	Implementation						
C.Reduce development code barriers to housing development		Adoption	Implementation							
D.Adjust the allocation of the Construction Excise Tax to support affordable housing development		Official City Council Action	Implementation							
E.Lobby the Legislature for more resources to support housing development and remove regulatory barriers to housing development	Ongoing									
F.Establish a low barrier emergency shelter and warming center in Newport	Development and opening of facility by end of 2026				Implementation					
G.Support development of a regional housing entity focused on low- and moderate-income housing development						Official City Council Action	Implementation			
H.Participate in the regional homelessness action plan	Plan Development		5-Year Plan Implementation							
I. Pay System Development Charges (SDC) for workforce housing	Develop Distribution Plan		Implementation							
J. Grow partnerships with Community Land Trusts	Ongoing; Will require City Council action for specific projects as needed									
K.Support outreach and education to promote equitable housing access	Ongoing									
L.Pursue an Urban Growth Management Agreement (UGMA) with the County				Adoption	Implementation					
M. Research rental housing maintenance code feasibility				Complete Research						

# Monitoring Implementation of the Actions

Actions	Annual monitoring
<b>Overall Monitoring of Market Conditions</b>	<ul style="list-style-type: none"> <li>■ Number and type of new homes produced and total within the city over time</li> <li>■ Share of rent-burdened residents based on Census data.</li> <li>■ Number, location, and expiration date of regulated affordable units with change in units provided over time based on data from the State.</li> </ul>
Use Urban Renewal to support housing and infrastructure development	<ul style="list-style-type: none"> <li>■ Amount of funding investments made with urban renewal dollars to support affordable housing</li> <li>■ Number of affordable units built using urban renewal dollars</li> <li>■ Amount of funding dispersed for infrastructure that supports housing development</li> </ul>
Implement the Homebuyer Opportunity Limited Tax Exemption	<ul style="list-style-type: none"> <li>■ Number of inquiries about tax exemption</li> <li>■ Number of units/households granted tax exemption</li> </ul>
Reduce development code barriers to housing development	<ul style="list-style-type: none"> <li>■ Number of newly developed income-restricted and market-rate housing units</li> <li>■ Densities of newly developed housing units</li> </ul>
Adjust the allocation of the Construction Excise Tax to support affordable housing development	<ul style="list-style-type: none"> <li>■ Amount of funding investments made with CET to support affordable housing</li> <li>■ Number of affordable housing projects and units supported</li> </ul>

# Monitoring Implementation of the Actions

Actions	Annual monitoring
Lobby the Legislature for more resources to support housing development and remove regulatory barriers to housing development	<ul style="list-style-type: none"> <li>■ Number of proposals developed to address legislative issues</li> <li>■ Collaboration with local state elected representatives</li> </ul>
Establish a low barrier emergency shelter and warming center in Newport	<ul style="list-style-type: none"> <li>■ Location for shelter and warming center identified</li> <li>■ Partner to run the shelter and warming center identified</li> <li>■ Amount of funding and resources dedicated to the shelter and warming center</li> </ul>
Support development of a regional housing entity focused on low- and moderate-income housing development	<ul style="list-style-type: none"> <li>■ Convened other government agencies and local partners to discuss approach</li> <li>■ Identified role of regional housing entity and who will fulfill that role</li> <li>■ Amount of City funding or resources dedicated to the entity</li> </ul>
Participate in the regional homelessness action plan	<ul style="list-style-type: none"> <li>■ Participation on the Advisory Board</li> <li>■ Funding and resources dedicated to implementation</li> </ul>
Pay System Development Charges (SDC) for workforce housing	<ul style="list-style-type: none"> <li>■ Number of inquiries about the program</li> <li>■ Amount of funding used to support workforce housing</li> <li>■ Number of workforce housing projects and units supported</li> </ul>

# Monitoring Implementation of the Actions

Actions	Annual monitoring
Grow partnerships with Community Land Trusts	<ul style="list-style-type: none"> <li>■ New partnerships established or expanded with CLTs</li> <li>■ Number of lots/acres/units dedicated to affordable housing development by CLTs</li> <li>■ Amount of funding used to support CLTs</li> </ul>
Support outreach and education to promote equitable housing access	<ul style="list-style-type: none"> <li>■ Number of public events and/or targeted discussions held</li> <li>■ Number and demographics of attendees</li> <li>■ Number of views for online materials</li> <li>■ Overall number of residents, landlords, developers participating in city programs</li> </ul>
Pursue an Urban Growth Management Agreement (UGMA) with the County	<ul style="list-style-type: none"> <li>■ Develop UGMA agreement with Lincoln County</li> <li>■ City approval of the UGMA</li> </ul>
Research rental housing maintenance code feasibility	<ul style="list-style-type: none"> <li>■ Rental Housing Maintenance Code Feasibility Study completed</li> <li>■ Findings of the Study are presented to the City Council, and the City Council provide guidance to City staff as to whether a Rental Housing Maintenance Code is to be pursued</li> </ul>

# Review: Potential Partners

Actions	City role	Partners and roles
A. Use Urban Renewal to support housing and infrastructure development	Partner w/Urban Renewal Agency and potentially adopt new Urban Renewal district.	<b>Urban Renewal Agency:</b> select projects and implement plan <b>Overlapping Taxing Districts:</b> consider approving new exemption <b>Property Owners:</b> provide input
B. Implement the Homebuyer Opportunity Limited Tax Exemption	Develop eligibility criteria, seek support from overlapping tax districts, adopt exemption, implement the exemption and execute on reporting	<b>Overlapping Taxing Districts:</b> consider approving exemption
C. Reduce development code barriers to housing development	Engage development community, revise Development Code	<b>Local Developers:</b> provide input
D. Adjust the allocation of the Construction Excise Tax to support affordable housing development	Adjust allocation and implement plan	<b>Local Developers:</b> provide input <b>Local Nonprofits:</b> provide input
E. Lobby the Legislature for more resources to support housing development and remove regulatory barriers to housing development	Collaborate with partners and support lobbying efforts	Partners would vary based on the changes being pursued
F. Establish a low barrier emergency shelter and warming center in Newport	Reduce land use barriers to shelter location, provide funding to support new shelter, partner to operate the facility	<b>Lincoln County:</b> provide resources <b>Service providers, faith-based organizations.:</b> Operate the shelter

# Review: Potential Partners

Actions	City role	Partners and roles
G. Support development of a regional housing entity focused on low- and moderate-income housing development	Partner and could take on other roles such as providing funding or resources	<b>Cities in Lincoln County, Lincoln County, other government partners, service providers:</b> partner and provide funding and resources
H. Participate in the regional homelessness action plan	Participate in planning process and support implementation	<b>Cities in Lincoln County, Lincoln County, other government partners, service providers:</b> participate in planning process and support implementation
I. Pay System Development Charges (SDC) for workforce housing	Engage development community, develop and implement program	<b>Local developers:</b> provide input
J. Grow partnerships with Community Land Trusts	Continue to partner with, and provide resources to, local land trusts	<b>Nonprofits including Proud Ground and DevNW:</b> Partner with City and develop housing
K. Support outreach and education to promote equitable housing access	Partner with organizations that provide Fair Housing education; conduct community outreach	<b>Local nonprofits and service providers, Fair Housing Council of Oregon:</b> Partner with City and conduct outreach
L. Pursue an Urban Growth Management Agreement (UGMA) with the County	Initiate development of UGMA with Lincoln county, implement	<b>Lincoln County:</b> develop and implement UGMA with City
M. Research rental housing maintenance code feasibility	Conduct outreach and research, draft ordinance	<b>Renters:</b> provide input <b>Property Owners:</b> provide input

- In the Open House I will...
  - Walk through the reason for the study and what we've found
  - Explain key findings, especially about affordability
  - Discuss policy approaches from the HPS
  - Ask for feedback on key questions, like from the on-line virtual house
  - Answer public questions
- You are invited to attend and help answer questions



- Finalize the HPS, incorporate feedback into the HPS
- Community Open House: April 12 (in person)
- City Council meeting: May 15



# **ECON**orthwest

---

ECONOMICS • FINANCE • PLANNING



Los Angeles



Portland



Seattle



Boise

## Memorandum

To: Planning Commission/Commission Advisory Committee  
From: Derrick I. Tokos, AICP, Community Development Director  
Date: April 7, 2023  
Re: Pending Housing Bills at the Oregon Legislature

---

On April 4, 2023, proposed bills had to move out of the committees where they had been originally assigned. Those that did not are no longer being considered. A few of the housing related bills that did move, but that are still being worked on, are listed below.

[SB 847](#), Omnibus Housing Bill, recommended out of committee with [-19 amendments](#)  
[HB 3414](#), Governor's Housing Bill, moved to House Rules Committee with [-4 amendments](#)  
[HB 3569](#), Homebuilders Right to Housing Bill, moved to House Rules Committee

I am bringing them to your attention to give you a sense of the approach the state legislature is taking this session, which is largely focused on local land use standards and citizen involvement in land use processes as being impediments to the construction of needed housing. In the case of HB 3414 and 3569, it has led to the development of deeply flawed bills that could have significant, unintended consequences if adopted in their present form.

Here is additional information on the bills in the current [League of Oregon Cities Bulletin](#). At the end of last week, the League sent out an action alert asking local governments to weigh in on HB 3414 before the hearing on Tuesday where it was ultimately referred to the House Rules Committee. Attached is the testimony that the city provided. SB 847 and HB 3414 are likely to be adopted this session in some form.

The legislative session is about half over, and I'll put together a summary of land use and related bills adopted at the end of the session for discussion at a future work session.

### Attachments

City Council comments on HB 3414

## Sherri Marineau

---

**From:** Spencer Nebel  
**Sent:** Monday, April 03, 2023 8:56 PM  
**To:** 'Rep.MaxineDexter@oregonlegislature.gov'; 'Rep.MarkGamba@oregonlegislature.gov';  
'Rep.JeffHelfrich@oregonlegislature.gov'; 'rep.courtboice@oregonlegislature.gov';  
'Rep.JamiCate@oregonlegislature.gov'; 'Rep.JulieFahey@oregonlegislature.gov';  
'rep.annessahartman@oregonlegislature.gov'; 'rep.kenhelm@oregonlegislature.gov';  
'rep.cyrusjavadi@oregonlegislature.gov'; 'Rep.EmersonLevy@oregonlegislature.gov';  
'Rep.BoomerWright@oregonlegislature.gov'  
**Cc:** 'Rep.DavidGomberg@oregonlegislature.gov'; 'Sen.DickAnderson@oregonlegislature.gov';  
'anelson@orcities.org'; City Council; Derrick Tokos  
**Subject:** HB 3414

*Dear Chair Dexter and Committee Members,*

*We understand that you are considering HB 3414, a bill introduced by Governor Kotek to promote housing construction by requiring cities approve variances to land use standards that are perceived to be preventing homes from being built. On Monday April 3, the City Council voted 6-0 to forward the following comments to committee members considering this bill. While, the City of Newport agrees that steps need to be taken to improve the availability and affordability of housing, this legislation, as currently drafted, will not make that happen.*

*When a city approves a variance, it is authorizing somebody to use their property in a manner that others cannot. This has always required there be justification to support such an action. This bill requires no justification. There is no requirement that a developer establish that a variance will enhance housing affordability, or result in additional units. We urge you to consider adding such a requirement to this bill.*

*Adjudicating variance requests introduces discretion and uncertainty to a process where we have taken pains to create standards that provide a clear and objective path to approval for residential development. It has been our experience that the more discretion and uncertainty inserted into the process, the longer it takes for development to be approved and the more taxing it is on policy makers and our limited staff resources. We urge you to consider revisions to this bill that minimize the scope and extent of this variance option so that it is tightly aligned with the objective of improving the availability and affordability of housing.*

*Lastly, it is clear to us that the legislation, in its present form, will prevent the City from implementing siting and design standards in a coherent and predictable manner, undermining community objectives and compromising our ability to support development with needed infrastructure. For example, the bill will prevent us from requiring that design standards be followed in Nye Beach, our only design review district. Those standards facilitate a form of development that is conducive to a multi-modal, live/work environment that has helped the area become a vibrant tourist destination and economic driver in our community. The legislation will further undermine our largest planned development, where the number and size of the lots and supporting infrastructure has been scaled to support specific housing types (small homes on small lots, cottage clusters, etc.). Without being able to apply the adopted land use standards, the City will not be able to ensure that the desired built form will be achieved.*

*We share your concerns about the lack of affordable housing, and have taken tangible steps over the last 10-15 years to facilitate the construction of such housing in our community. More needs to be done, and we recognize that, but please partner with us on identifying the appropriate solutions. Putting a pause on*

*this bill so that it can be improved to address concerns that we have raised, and others, would be a step in that direction.*

*Thank you for your time and consideration.*

*Dean Sawyer, Mayor  
City of Newport, Oregon*

*Spencer Nebel, City Manager  
City of Newport, Oregon*

# Tentative Planning Commission Work Program

*(Scheduling and timing of agenda items is subject to change)*



February 13, 2023

Work Session

- Review Draft Housing Production Strategy Component of Housing Study (Part II)
- Draft City Council Goals for Fiscal Year 2023/24
- Recent News-Times Change to Publications and Impact on Land Use Actions

February 13, 2023

Regular Session

- File 5-CUP-22 Final Order and Findings on Conditional Use for Relief from STR Spacing Standards
- File 5-Z-22 Continued Hearing on Ordinance No. 2202 – STR Work Group Recommendations

February 27, 2023

Work Session

- Reception for Outgoing Chair/Commissioner Jim Patrick

February 27, 2023

Regular Session

- File 1-CP-23, Amendment to Comprehensive Plan Historic Inventory (1886 Building)

March 13, 2023

Regular Session

- File 1-CUP-23/1-ADJ-23, Hearing on new 3-Story Commercial & Hotel Use on Bay Blvd (Former Apollos Site at Bay Street and Bay Blvd)

March 27, 2023

Regular Session

- Continued Hearing on File 1-CUP-23/1-ADJ-23, Final Order and Findings on new 3-Story Commercial & Hotel Use on Bay Blvd (Former Apollos Site at Bay Street and Bay Blvd)
- File 1-NCU-23, Hearing on Non-Conforming Use Alteration to Install a 9-ft Diameter, 40-foot Tall Enclosed Flare at NW Natural Facility
- File 1-SUB-23/1-VAR-23/2-GP-23 Hearing on Fisherman's Wharf 11 Lot Subdivision

April 10, 2023

Work Session

- Update on Status of Yaquina Bay Estuary Plan Update
- Review Results from Housing Production Online Survey and Recommended Housing Production Strategies
- Discuss Housing Related Bills in the 2023 Oregon Legislative Session

April 10, 2023

Regular Session

- File 1-CUP-23/1-ADJ-23, Final Order and Findings on new 3-Story Commercial & Hotel Use on Bay Blvd
- File 1-NCU-23, Final Order and Findings on NW Natural Non-Conforming Use Alteration to Install a Flare
- File 1-SUB-23/1-VAR-23/2-GP-23 Final Order and Findings on Fisherman's Wharf 11 Lot Subdivision
- File 2-CUP-23 Hearing on Conditional Use Permit Application by South Beach Church

April 24, 2023

Work Session

- Update on Implementation of Bayfront Parking Management Solution
- Draft Amendments to Special Parking Area Regulation (Relates to Bayfront Pkg Management Plan)
- Review Draft Multi-Family/Commercial Trash Enclosure Standards

April 24, 2023

Regular Session

- Potential Action on Recommended Housing Production Strategies
- File 2-CUP-23 Final Order and Findings on Conditional Use Permit Application by South Beach Church